



213 Cougartown Circle SW
Calgary, Alberta

MLS # A2295670



\$649,500

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Incredible value in this fully developed family home, situated on a quiet street in the heart of Cougar Ridge. Offering 2,228 SF of living space with 3+1 bedrooms, 3.5 bathrooms (2 ensuites) and an open floorplan that you can appreciate. The spacious foyer leads you to the living room with cozy gas fireplace, a well equipped kitchen with center island, raised eating bar and walk-in pantry. A generously scaled dining nook overlooks the backyard with garden door access to the deck and yard. A powder room and mud room complete this level. Upstairs you will find the primary bedroom with a full-size walk-in closet and 4 piece ensuite. Two additional bedrooms which share a 4 piece bathroom and a conveniently located laundry room are also found up here. The basement is developed with a 4th bedroom with 3 piece ensuite and ample storage. Fantastic location close to schools, parks, COP, shopping and restaurants. Direct access to Stoney Ring Road and minutes to the great Calgary Farmers Market. Don't miss out!