



**77 Cougarstone Circle SW
Calgary, Alberta**

MLS # A2300370



\$759,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Shed, Gazebo, Hot Tub, All Window Coverings, 4 Kitchen Stools

Explore this move-in ready two-storey home in Cougar Ridge, close to shopping, dining, schools, and the mountains. The main floor offers an office, 2-piece bath, kitchen with newer appliances, and a living room with cathedral ceilings, large windows, and a gas fireplace. Upstairs are three bedrooms, including a spacious master with walk-in closet, ensuite, and another bathroom. The finished basement has a bedroom, 4-piece bath, and large rec room. Enjoy the south-facing backyard with a gazebo, deck, and high-end jacuzzi hot tub. Upgrades include fresh paint, ultra high efficiency furnace, 6.7 Kw solar, air conditioning, and a 75 gallon hot water tank. Take the virtual tour and schedule your showing today.