GRASSROOTS REALTY GROUP

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61 Cougar Ridge Cove SW
Calgary, Alberta

MLS # A2300421

$1,185,500

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,368 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Environmental Reserve, Landscaped, Lawn,		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Pool Table

Perched to capture breathtaking panoramic views, this executive custom-built 2-storey walkout is a rare offering in pristine showhome condition. Nestled on a quiet cul-de-sac with a pie-shaped lot, this home showcases spectacular, unobstructed views of COP and the river valley—perfect for buyers seeking both luxury and scenery. Designed with elegance and functionality, the home features 3 bedrooms, a loft, and 3 bathrooms, with 9’ ceilings on both the main floor and basement. The main level offers a formal dining room, a spacious great room with a sleek linear gas fireplace, and a bright eating area that seamlessly connects to the gourmet maple kitchen—complete with granite countertops, a large centre island, designer tile backsplash, and stainless steel appliances. A 2-piece powder room and convenient main floor laundry complete this level. Step through French doors onto the expansive Duradeck with metal railings and take in the stunning views—an ideal space for relaxing or entertaining. Upstairs, a striking staircase leads to a versatile loft with built-ins. The luxurious primary retreat features vaulted ceilings, a spa-inspired 5-piece ensuite with a soaker tub, oversized shower, granite countertops, and a spacious walk-in closet. Two additional well-sized bedrooms (one with vaulted ceilings and walk-in closet), a full 4-piece bath, and a den area complete the upper level. The walkout basement is fully finished with a bedroom, a 3-pc bathroom and large bedroom. The professionally landscaped yard is beautifully finished with mature trees, shrubs, and a cedar fence. A double attached garage and easy access to downtown add to the home’s appeal. A must-see property offering unmatched views, exceptional design, and an unbeatable location.

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