



**41 Cougar Plateau Point SW
Calgary, Alberta**

MLS # A2087401



\$2,595,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,171 sq.ft.	Age:	2010 (14 yrs old)
Beds:	6	Baths:	7
Garage:	Quad or More Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, LA		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: 4 Garage Door Openers and 4 remotes, Hot Tub, Projector Screen and components, TVs and wall mounts, Window Coverings, Air Conditioner, Alarm System, 2 Refrigerators, 3 Dishwashers, 2 Hood Fans, Double Wall Ovens, Microwave, Garburator, Wine Fridge, Electric Stove, Gas Rangetop/Stovetop, Washer, Dryer, Vacuum System and Attachments

Nestled on a tranquil cul-de-sac, this extraordinary home stands as a testament to luxury living. An exquisite abode tailored for multi-generational living or a large family, it offers sweeping views of the city skyline & a serene natural reserve as its backdrop. Prepare to be enchanted by opulent trim, crystal chandeliers, and exquisite finishes throughout. A grand foyer adorned with limestone floors & mosaic inlays & a formal living room with a cascading fountain welcomes you into a world of lavish living. A magnificent staircase, valued at \$100,000, serves as a centerpiece. For formal gatherings, the dining room exudes elegance with a coffered ceiling. Two private home offices offer a sanctuary for work or quiet contemplation. The family room has magnificent views, a fireplace & extensive built-in cabinets for displaying cherished mementos. Adjacent, a casual dining area with vaulted ceilings and curved windows frame the panoramic vista. The kitchen is a chef's delight, with stainless steel appliances, granite counters, and a wood island with intricately carved legs. Double wall ovens, a beverage fridge, and a warming drawer cater to the needs of culinary enthusiasts. A caterer's/spice kitchen and pantry down the hallway are an added bonus, ideal for entertaining large groups or embarking on ambitious kitchen projects. Ascending the curved staircase, you'll discover a bonus room with a fireplace and spectacular views. This space is perfect for relaxation and unwinding. The primary bedroom is an opulent retreat with a spacious walk-in closet and a double-sided fireplace that separates the bedroom from the ensuite. Pamper yourself in this haven which features a steam shower, soaking tub, and double vanities. Three additional bedrooms each have their own walk-in closets and ensuites, ensuring that every member of the family enjoys their own private sanctuary. The walk-out

basement level is an entertainer's dream, boasting a spacious games area, a generous family room, a wet bar, an exercise room with an attached bathroom, and a theatre room with its own snack bar and tiered seating. The two bedrooms are designed with guests or older children in mind, offering the space and privacy they desire. Indoor-outdoor living blend seamlessly, with a huge deck overlooking the yard as well as additional decks off the primary bedroom & bonus room. Enjoy views of the river valley and sparkling city lights from these vantage points. A covered patio features a hot tub, while the fire-pit area is ideal for cool nights. Nature enthusiasts will revel in the accessible walking trails just beyond the back gate. A triple garage with a staircase leading to the lower level & an additional single garage provide ample space for your vehicles & sporting equipment, showcasing the practical side of this luxurious residence. Proximity to prestigious schools like the Calgary French & International School & the outdoor activities at Winsport ensures that this location has something for everyone.