



**15 Cougar Ridge Rise SW
Calgary, Alberta**

MLS # A2149489



\$970,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,137 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Paved, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Wet Bar

Inclusions: N/A

OPEN HOUSE ON SATURDAY, AUGUST 3, FROM 1PM TO 4PM. Exceptional Home in a Great Location! LEGAL SUITE WITH SEPARATE ENTRANCE. A Large Foyer greets you with a lovely Art Display. The Main Level features a Large and Private Den, with French Doors. 9 ft Ceiling and Built-in Speakers through the Main Level. A 2 sided gas Fireplace in the Family room, and Den. The Professional Kitchen Features Granite Counter Tops and Island, higher cabinets, New Stainless Steel Appliances, a Gas Stove, Glass tiled backsplash, and a Walk-in Pantry. The large Dining Room offers a view on the West Facing Private Backyard, and access to the large deck and patio. Gas line to BBQ. The upper level features a Bonus Room with a Lovely Wet Bar, a Full Bathroom, and 3 Large Bedrooms. The Large Master Bedroom Features a Walk-in Closet, an Ensuite with Separate Shower and Jetted Tub. The Lower Level is a LEGAL SUITE. It Features 9 ft ceiling, Full Kitchen with Granite Counters, Stainless Steel Appliances, a Full Bathroom, a Bedroom with Built-in Shelves, Living and Dining areas, separate laundry and furnace. Freshly painted Double car garage includes lots of built in shelves for storage. NEW PAINT. NEW CARPET. NEW WATER TANK. NEW SINK (Ensuite). NEW FIXTURES. Walk to C.O.P, Close to Parks, and Schools. Easy Downtown Access.