



**453 Cougar Ridge Drive SW
Calgary, Alberta**

MLS # A2152572



\$819,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,967 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Gazebo, Front Yard, Lawn, No Neighbours Behind, LA		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

Inclusions: screen and built-ins in upper bonus room

Welcome to your home in desirable Cougar Ridge! This great location is just steps from the Waldorf School, and a short drive to several public and private schools. This beautiful home boasts an incredible, spacious, landscaped yard, a year around deck with wood roofed gazebo that has screens and curtains, a raised garden, and a patio situated in a private backyard with no neighbours behind the home. With nearly 2,700 sq ft of developed living space, this three-bedroom, two and a half bath home shows pride of ownership and has been immaculately maintained. The open floor plan offers functionality and versatility for your family with many great features, starting at the front curb with beautiful stone accents, mature trees and a charming raised flower garden off the front deck—perfect for your morning coffee. With an attached two car garage(with new garage door), you have all the space you need for bikes, tools and both cars. Entering through the front door, you are greeted with a spacious foyer, a large room for dining, office or play room, and a convenient large half bath. Entire interior has been freshly painted. Hardwood floors lead you to the heart of the home, where the main living room is ideal for entertaining. Custom arches lead to the natural stone fireplace which provides a central focal point, creating a cozy atmosphere. PLEASE NOTE: Hardwood floors in living room and kitchen are being refinished by end of July. The kitchen boasts a family sized raised eating bar with a generous-sized wet island, a large pantry, eat in space, and maple cabinetry. Oversized windows allow for plenty of natural light, and have Hunter Douglas blinds to protect furniture from sunlight. Upstairs, you will be impressed with its fantastic layout and use of space, offering a massive bonus room with vaulted ceilings, and built in projection and screen system, perfect for an entertainment

room, gym, and two good-sized bedrooms, four piece bathroom, as well as a large primary bedroom with walk-in closet and private bathroom with soaker jet tub and separate shower. There is also a spacious laundry area off the bonus room on the upper floor for convenience. PLUS extra storage. The spacious fully developed lower level, offers an incredible entertainment area with room for a pool table, gaming, significant storage, and much more. Cougar Ridge offers quick access to downtown, the Ring Road. shopping, schools, Winsport, walking trails and the Rocky Mountains. Book your private viewing today!