



**7 Cougar Ridge Court SW
Calgary, Alberta**

MLS # A2193505



\$794,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,946 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

Welcome to the family-friendly and accessible community of Cougar Ridge! Ideally located close to schools, parks, shopping centres, Canada Olympic Park, and with quick access to the mountains, this neighbourhood offers a wonderful place to call home. This spacious home has been freshly painted, with brand-new carpet and appliances throughout. The light and open floor plan greets you with vaulted ceilings as you enter the front foyer, which leads into the bright living room with a cozy corner gas fireplace, the dining area, and a kitchen with beautiful south-facing windows—perfect for family gatherings and entertaining. New sliding doors from the kitchen nook open to a deck with a natural gas BBQ hookup, and the backyard is flat and ready for your landscaping ideas, with no neighbours behind. For added convenience, the laundry room is located on the main floor. The double garage is insulated, drywalled, and offers plenty of space, including a workbench area. Upstairs, you'll find three generously sized bedrooms, including a master suite with an ensuite bathroom featuring a soaker tub and a separate shower. There's also a second full bathroom and a huge bonus room with vaulted ceilings, ideal for a playroom, home office, or entertainment space. The fully developed basement offers additional living space, including an office or games room, a bar area, a full bathroom, and a large living room. Plus, there's a storage room and a bonus room that has traditionally been used as a bedroom with a window, (no legal egress), closet, and attached full bathroom. Call your favourite realtor today and see if this is the house you will call home!