

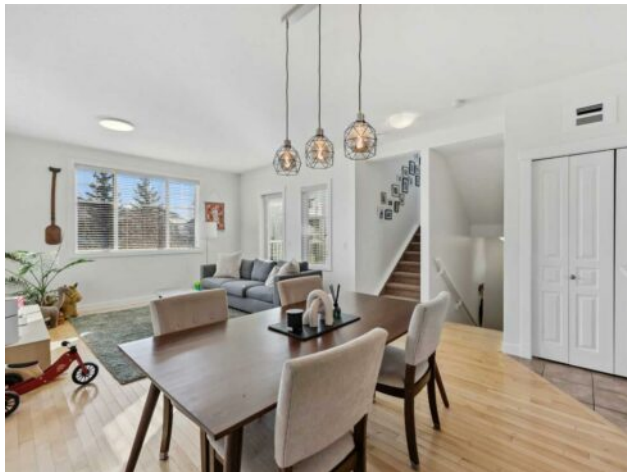


GRASSROOTS
REALTY GROUP

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**403, 281 Cougar Ridge Drive SW
Calgary, Alberta**

MLS # A2201334



\$464,900

Division:	Cougar Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 434
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: none

Modern Townhouse in Cougar Ridge – Move-In Ready! Welcome to this stunning 3-bedroom townhouse in the highly sought-after community of Cougar Ridge! Spanning 1,400 sqft, this home perfectly blends modern upgrades with cozy charm. Step inside to find beautiful hardwood flooring throughout the main level, adding warmth and elegance to the space. The freshly redone cabinets in the kitchen provide a sleek and stylish look, complementing the functional layout that makes cooking and entertaining a breeze. Upstairs, you'll find three spacious bedrooms, perfect for families or those needing a home office. The tankless hot water system ensures endless hot showers and energy efficiency. Enjoy the convenience of a single-car attached garage, offering security and storage, plus extra parking in the driveway. Located in Cougar Ridge, this home is close to top-rated schools, parks, and all the amenities you need. Don't miss out on this opportunity—schedule your showing today!