



GRASSROOTS
REALTY GROUP

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**196 Cougartown Close
Calgary, Alberta**

MLS # A2209690



\$925,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Quartz Counters		

Inclusions:	Book Cases
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Price Reduced. Amazing opportunity to own a recently renovated family home that backs onto a green space in prestigious Cougar Ridge. Renovations include; new flooring throughout, upgraded bathrooms, upgraded mudroom, and new Washer/Dryer. The kitchen cabinets have been repainted and new hardware has been installed. The main level has an open floor plan with 9' knockdown ceiling, maple kitchen cabinets, quartz counter tops, and stainless steel appliances. The upstairs features a large bonus room with vaulted ceiling. The master bedroom features a gorgeous 5 piece ensuite. The cozy basement has an office, 4th bedroom, and large rec room. This home is a must see and won't last long, book a viewing today.