



GRASSROOTS
REALTY GROUP

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5 Cougartown Circle SW
Calgary, Alberta

MLS # A2211554



\$935,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,450 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: some exterior furniture

**** Open House on Saturday & Sunday, May 10 & May 11 **** Welcome to this elegant home with tasteful decor, an impressive Foyer that greets you with an open ceiling, a Main floor den with double French doors is perfect for those who work from home. Rich hardwood floor throughout the main level. It features a large open kitchen with granite counters, a corner pantry, and a large sunny breakfast nook. the bright family room has a gas fireplace and is open to the kitchen. The formal dining room connects to a living room with soaring 18ft ceiling and plenty of natural light. The upper level has three good-sized bedrooms and a very large and bright bonus room. The spacious master suite includes a large walk-in closet, a 5-piece en-suite bath with double sinks, and a jetted tub. The sunny west backyard has a large deck with a gas hookup. A practical developed basement adds almost another 1000 sq ft of living space with high ceilings and 4 large windows, 4-piece bath, and an extra bedroom. Central air. The House is located very close to the very popular Waldorf school, Calgary French International Schools and Canada Olympic Park.