



**GRASSROOTS**  
REALTY GROUP

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**90 Cougarstone Circle SW**  
**Calgary, Alberta**

**MLS # A2213051**



**\$794,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,995 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Level,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

OPEN HOUSE - Sat. April 19 - 2:00-4:00 PM. Welcome to this stunning family home nestled on a quiet street in the sought after community of Cougar Ridge. The bright and airy open concept main floor offers the perfect layout for family living and entertaining, with plenty of space for everyone. The kitchen features stainless steel appliances, a spacious island, plenty of cabinetry, timeless white tile backsplash and walk in pantry. Just off the kitchen is a large dining area that effortlessly flows through to the living room with cozy gas fireplace. The main floor also features a flex space offering additional seating room, formal dining space, a yoga room, or whatever your heart desires. Upstairs, you'll find a large primary suite with a walk-in closet and 4 piece ensuite, 2 additional generous sized bedrooms, a full bath and a bonus room the perfect place for a play room or family office space. The unfinished basement awaits your creative design ideas, and includes a bathroom rough-in. Outside, the private backyard is perfect for relaxing or hosting summer barbecues, with a spacious deck and low-maintenance landscaping. Located close to top-rated schools, parks, shopping, and dining, this home offers convenience and a vibrant lifestyle in a family-friendly community. With easy access to downtown and the mountains, it's a fantastic opportunity to own in one of the city's most sought-after neighborhoods. Don't miss your chance to call this beautiful property home!