

56 Cougarstone Square SW Calgary, Alberta

MLS # A2227395



\$865,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Garden shed

A quiet crescent in Cougar Ridge, a massive, 7,298 sq ft pie-shaped lot the kids will love, with a SW exposure, a rear deck and patio where you will be spending your summer evenings – AMAZING! This two storey offers 2641 sq ft of developed living space over three levels with 3+1 beds, a large Bonus Room up, a rec room down, 3.5 baths and CENTRAL A/C. On the main you will love the Great Room in back with a generous Family Room, a large sun-filled Dining Space, open Kitchen with granite counters and gas stove and wine fridge, and a center island breakfast bar… bathed in the warmth of the sun with its bright SW exposure…. leading to the rear deck, patio and massive rear yard. Upstairs, the spacious Bonus Room enjoys generous window treatments, a WARM & BRIGHT space, the primary bedroom enjoys a 4pc en suite and walk-in closet and the two additional beds share a 4pc bath. The lower level has been fully developed featuring a large Rec Room, another space for the kids to romp, a 4th bed and full bath. Ideally situated on Calgary’s Westside with ease of access west to the mountains, downtown to the office and the new Stoney Trail to the new Farmers Market… PLUS all of the shops and services along 85th St SW…. FANTASTIC!