

47 Cougar Plateau Place SW Calgary, Alberta

MLS # A2228914



\$965,000

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|------------------|--|---------------|-------------------|
| Division: | Cougar Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,348 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind | | |

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| 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, Built-in Features, Double Vanity, Granite Counters, No Smoking Home | | |

Inclusions: TV in basement, B/I speakers & receiver

STRIKING, a home you must see! The Promontory.... one of Cougar Ridge's most desirable addresses, and this being a cul de sac, BACKING A PARK, makes this particularly SPECIAL! A GREAT LOCATION, steps to the growing list of shops and services along 85th St, a short walk to Winsport/COP and Calgary French International and offering ease of access to the new Stoney Trail. This two storey offers 3570 sq ft of living space over three levels with 3+2 beds, a Bonus Room/Loft up and 3.5 baths. On the main you will enjoy a generous sense of space, a broad, open plan on the main, a bank of windows to capture the volume of trees out back AND a variety of STRIKING architectural details… this is a space where you will proudly entertain family & friends. The main level also offer a private home office. Upstairs you will find an open Bonus Room/Loft, perhaps a great study space? The large primary enjoys a 5pc en suite and a view overtop of the yard and park in back. The two additional beds up are well-sized and share ab 4pc bath. The lower level has ben fully developed and the striking custom built-ins carry through here, from the main level. There is an inviting family room, theatre space down where the large TV, B/I speakers & receiver are included. There are two additional beds down, as well as a full bath. The rear yard has been beautifully landscaped and features a wonderful deck and patio…. All of this with a volume of trees, between the property and park in back, providing a PRIVATE & QUIET space for your summer evenings.