

## 250 Cougar Ridge Drive SW Calgary, Alberta

**MLS # A2234361**



**\$859,900**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<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, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** (2) Refrigerator, (2) Dishwasher, (2) Stoves, (2) Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener(s) with control (s)

Welcome to "The Promontory" in Cougar Ridge—where elegance meets comfort in this beautifully designed estate walkout bungalow! Showcasing stunning curb appeal with a full stone front facade, this home boasts soaring vaulted ceilings throughout much of the main level and rich, deep-toned hardwood flooring that flows from the foyer through the front hall, kitchen, and nook. The formal dining room is an entertainer's dream, accented with slate tile, architectural pillars, and graceful archways. A versatile main floor den—perfect for a home office or guest bedroom—features double French doors and bright corner windows. A 4-piece slate-tiled bath, a convenient mudroom/laundry area, and a walk-through pantry lead you into the heart of the home: a chef's kitchen with maple cabinetry, granite countertops, and a center island with eating bar. Enjoy your morning coffee in the sunlit breakfast nook that opens to a deck where you can enjoy BBQ and lounging on the deck. The great room offers a cozy ambiance with plush, designer neutral carpeting. Retreat to the serene primary suite with its spa-inspired ensuite—granite-topped vanity, large soaker tub, separate shower, and a walk-in closet. The fully finished walkout basement is developed to the same high standards as the main floor and includes a second full kitchen, a generous dining area, a large family room with hardwood flooring, two oversized bedrooms with walk-in closets, and a luxurious cheater ensuite bathroom with heated tile flooring and a separate tub/toilet area. All this just steps from a beautiful park—perfect for family outings and nature lovers. Cougar Ridge offers a blend of natural beauty, family-friendly amenities such as Canada Olympic Park (Winsport), Paskapoo Slopes, West Springs Village and Aspen Landing.

Prominent schools are also located nearby. This is the bungalow lifestyle you've been waiting for!