

**12 Cougar Ridge Landing SW  
 Calgary, Alberta**
**MLS # A2277045**
**\$639,000**


<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Insulated, Oversized, Paved, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Lawn, Many Trees, No Neighbours Beh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to a truly exceptional opportunity in the desirable community of Cougar Ridge. This well-located complex, situated near Old Banff Coach Road, features this unique end unit within a highly sought-after 4-plex building. This townhome offers an expansive 2,365+ square feet of meticulously maintained living space, complete with 3 bedrooms and 3.5 bathrooms. The main level showcases elegant hardwood flooring throughout the living and dining areas. The kitchen and all baths have been upgraded with stylish granite countertops. The home boasts brand new, high-end Samsung and LG appliances (refrigerator, microwave, electric stove, and dishwasher). The upper floor features two spacious bedrooms with freshly replaced carpeting, plus a versatile hardwood-floored loft area. The basement is fully and professionally developed, adding significant value and living space with a large family room, a third bedroom, and a 4-piece bathroom. Ample storage space is also available. Enjoy the convenience of an attached single-car garage and an additional dedicated parking stall right in front of the unit. Its excellent location provides easy access to downtown and public transit, making it ideal for the commuter.