

29 Cougarstone Manor SW Calgary, Alberta

MLS # A2289809



\$799,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Back Lane, Rectar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Air hockey table in lower level

Welcome to your just-right home in family friendly Cougar Ridge! This welcoming 4-bedroom home has all the spaces you want AND the rooms you need. The main floor offers a spacious front entry that opens into a flex space ideal as a home office, sitting room or “family drop zone” and homework area. Just beyond is the bright and open living room anchored by a cozy fireplace, the stylish and updated kitchen (with granite counter tops, island, pantry, and stainless-steel appliances) and the window framed dining area with a door to the amazing outdoor living space—a perfect private spot to spend those warm weather nights! The upper level offers a large bonus room, primary suite with two walk-in closets and ensuite with dual sinks and separate shower, two good sized bedrooms and a full bath. The lower-level rec room is currently an athletes dream space used for play and exercise and could easily transform into anyone’s favourite place to hang out. Basement also has a 4th bedroom and full bath. With all that plus a double attached garage, updated bathrooms, plenty of storage and a fully fenced west facing backyard—this really is a great opportunity to own your own home on a whisper quiet street in the heart of Cougar Ridge…