

160 Cougartown Close SW
Calgary, Alberta

MLS # A2295330



\$768,000

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|------------------|--|---------------|-------------------|
| Division: | Cougar Ridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,308 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Enclosed, Front Drive, Garage | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, M | | |

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| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | |
| Inclusions: | N/A | | |

Welcome to this beautifully crafted Morrison-built bungalow nestled in the highly sought-after community of Cougar Ridge—where elegance meets comfort in a home designed for refined single-level living with exceptional room and space to live. Showcasing stunning curb appeal with a full stone front facade and a gardener’s dream backyard, this home impresses from the moment you arrive. Step inside to discover soaring vaulted ceilings and rich, light-toned hardwood flooring that flows seamlessly throughout the main living areas, creating a warm and inviting atmosphere. The open-concept design is both stylish and functional, centered around a chef-inspired kitchen featuring maple cabinetry, granite countertops, stainless steel appliances and a spacious center island with an eating bar—perfect for everyday living and entertaining. Adjacent to the kitchen, a sunlit breakfast nook opens onto a generous west facing deck and backyard, ideal for morning coffee, BBQs, and outdoor relaxation. The great room offers a cozy and welcoming ambiance with a custom-built gas fireplace, making it the perfect gathering space. Thoughtfully designed for convenience, the main level also includes a powder room and a mudroom/laundry area with access to a double attached garage. The spacious primary suite serves as a peaceful retreat, complete with a spa-inspired ensuite featuring a granite-topped vanity, large soaker tub, separate shower, and a walk-in closet. The fully finished basement is developed to the same high standards as the main floor and expands your living space with a second bedroom, a 4-piece bathroom, a large family room, and ample accessible storage. Located just steps from a beautiful park, this home is ideal for family outings and nature lovers alike. Cougar Ridge offers a perfect blend of natural beauty and urban convenience,

with close proximity to recreation like Canada Olympic Park (COP), Eastland & Buffalo Hills hiking trails, golf as well as shopping, and top-rated schools. This is the bungalow lifestyle you've been waiting for!