

**706, 281 Cougar Ridge Drive SW
Calgary, Alberta**

MLS # A2302541



\$489,900

Division:	Cougar Ridge		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,164 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: NA

Located in the sought-after southwest community of Cougar Ridge, this beautifully maintained bungalow-style townhome offers a rare combination of comfort, functionality, and value. With over 1,100 square feet of thoughtfully designed living space and a flexible layout, this home is ideal for professionals, couples, or downsizers seeking easy, low-maintenance living in an established neighbourhood. The main level welcomes you with a bright, open-concept design filled with natural light. The kitchen is both stylish and practical, featuring granite countertops, stainless steel appliances, ample storage, and a large breakfast bar. It flows seamlessly into the dining and living areas, creating an inviting space that works equally well for everyday living and entertaining. West-facing windows bathe the home in warm afternoon and evening light, enhancing the bright yet cozy atmosphere. This well-designed home offers two spacious bedrooms and two full bathrooms, providing excellent comfort and privacy for both owners and guests. Downstairs, the unfinished basement features large windows and outstanding development potential, offering the opportunity to nearly double your living space. Well maintained and move-in ready, this property is perfectly positioned near Bow Trail, 85th Street, and Stoney Trail, providing excellent access to downtown Calgary, major commuter routes, shopping, dining, and everyday amenities. Surrounded by parks, pathways, and the natural beauty that defines Cougar Ridge, this location offers both convenience and a true sense of community.