

**65 Cougarstone Terrace SW**  
**Calgary, Alberta**

**MLS # A2307925**



**\$875,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,438 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, No Smoking Home		

**Inclusions:** None

**LOCATION ALERT!!** A QUIET CRESCENT in Cougar Ridge, steps to the pond and walking paths &ndash; **FANTASTIC!** This home has enjoyed a number of wonderful renovations which include exotic Indian Walnut hardwoods, up & down, granite counters through the kitchen, a NEW Primary En suite &ndash; **GORGEIOUS** &ndash; granite counters in the second bath and sitting on a 5200 sq ft lot, beautifully landscaped, front & back. This is a two storey, measuring 2438 sq ft above grade with 3 beds, a Bonus Room and a loft up&hellip;. There is room for everyone here. On the main you will enjoy the great room in back with its WARM & BRIGHT southern exposure. A generous space for the family to gather, an open kitchen with granite countertops, and dining space leading to the rear deck & patio. The rear yard enjoys a volume of mature trees and a fantastic south exposure. There is also a den/home office on the main as well. Upstairs you will find the hardwoods run throughout with a Bonus Room as well as an open flex/loft space or study nook. The Primary bedroom runs across the back of the home and features a beautifully renovated 5pc Primary bath&hellip; a double vanity, seamless glass shower and a floating soaker tub. The two additional beds up are well-sized and share a full 4pc bath, with granite counters. This is a fantastic family home, on a quiet crescent in Cougar Ridge, closeby the growing list of shops, restaurants and services along 85th Street &ndash; **WONDERFUL!**