

## 257 Cougartown Circle SW Calgary, Alberta

**MLS # A2327920**



# \$779,900

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cougar Ridge                                          |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                              |               |                   |
| <b>Size:</b>     | 1,701 sq.ft.                                          | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4                                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway                      |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |                                                                                                                                                                                                                   |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                                                                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                               |                   |     |

Amazing Opportunity to live in the prestigious Upper West-Side community of Cougar Ridge! This 4 bed, 3.5 bath property with over 2450 SQFT of move in ready development is the perfect family home with a soaring two storey foyer, 9 ft ceilings, oversized bright & sunny windows & a large open concept floorplan! Recent upgrades include brand new luxury vinyl plank flooring, carpet & freshly painted walls! The great room showcases a beautiful tile clad gas fireplace with white mantle & leads seamlessly into the kitchen that boasts stainless steel appliances, oversized walk-through pantry with shelving, generous cabinetry for pot and pan storage & large sink located in the kitchen island with a quartz countertop & a breakfast bar. The dining room features French door access to the backyard deck, low maintenance firepit area & large green space perfect for children & pets. The upper floor features a good-sized bonus room, two identically sized bedrooms separated by a four-piece bath & a king-sized primary with walk-in closet & 4 piece spa-like ensuite featuring ample counter top space, walk-in shower & soaker tub. The lower level includes a family room, storage/office space, an additional bedroom & a three-piece bath. The attached double car garage is perfect for grocery hauls & the driveway offers space for two extra vehicles. LOCATION, LOCATION, LOCATION! Cougar Ridge's proximity to private schools including Calgary French & International School, National Sport School, Calgary Waldorf School, Webber Academy, Calgary Academy & Rundle College along with various public & catholic schools set this community apart. The property is also walking distance to parks, playgrounds, walking paths, shopping, restaurants, grocery stores & Canada Olympic Park, not to mention minutes from Bowness Park, Calgary Farmer's

Market, Sarcee Trail, Highway 1 & The New Ring Road System!