

71 Cougarstone Court SW
Calgary, Alberta

MLS # A2352674

\$799,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,991 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

A RARE FIND! WELCOME TO AN AMAZING HOME CLOSE TO A WALKING PATH, IN A QUIET LOCATION! PRIDE OF OWNERSHIP! OVER 2,800 SQUARE FEET OF DEVELOPED LIVING SPACE! CENTRAL AIR CONDITIONING. THE MAIN LEVEL GREETES YOU WITH ART DISPLAY, AND A LOVELY DEN/LIVING ROOM. THE KITCHEN FEATURES STAINLESS STEEL APPLIANCES, A GAS STOVE, A WALKTHROUGH PANTRY, LOVELY CABINETRY AND BACKSPLASH, GRANITE ISLAND AND COUNTER TOPS. THE DINING ROOM OFFERS A VIEW ON THE BRIGHT SOUTH FACING BACKYARD. THE MAGNIFICENT FAMILY ROOM FEATURES A BRIGHT 2 STORY HIGH CEILING, AND A WONDERFUL BUILT-IN TILE SURROUNDED GAS FIREPLACE. THE UPPER LEVEL FEATURES A LARGE BONUS ROOM, A FULL BATHROOM, AND 3 LARGE BEDROOMS. THE PRIMARY BEDROOM FEATURES A WALK-IN CLOSET, AND AN ENSUITE WITH HIS/HERS SINKS, A SEPARATE SHOWER, AND JETTED TUB. THE LOWER LEVEL FEATURES A LARGE RECREATION/PROJECTION ROOM, A FULL BATHROOM, AND A BEDROOM. CLOSE TO C.O.P, PARKS, SCHOOLS, SHOPPING, STONEY TRAIL, BOW TRAIL. EASY DOWNTOWN ACCESS. **Inspection report available**