



**GRASSROOTS**  
REALTY GROUP

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## 9 Cougar Ridge Rise SW Calgary, Alberta

**MLS # A2226690**



**\$889,900**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Light		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Alarm System Hardware		

Cougar Ridge Beauty! In one of Calgary's most sought after communities, you have found a great opportunity. This well maintained 2 Storey, 4 Bedroom Home is ready for you! With over 2,700 sq ft of developed living space, you have all the room you need for your growing family. The main-floor is designed with style and purpose. You are welcomed into a warm and bright space that boasts modern stained maple hardwood floors throughout, 9' high ceilings, an abundance of windows that provide for a natural bright living area. The large kitchen is outfitted with a centralized island, for casual dining and entertaining space, includes an oversized walkthrough pantry, allowing for great optimization of space for small appliances and storage. There is an abundance of beautiful maple wood cabinets and cupboards, that have recently received a new coat of stain to enhance their appearance. Granite counters shine and finish it off with a gas stove, a kitchen fit for any "at-home-aspiring-chefs"! The living room is outfitted with an eye catching, stone surround gas fireplace, which adds another level of warmth to this living space. The dining area is equipped with a Custom-Built Sitting/Storage bench, which allows for maximization of space and storage... function and purpose. Upstairs includes a spacious bonus room, with vaulted ceilings, large bright windows and built-in feature wall. Used for home entertainment or allows for many other functions for family. The master is a spacious size and includes an oversized 5 pce. en-suite and large walk-in closet. Allowing for a relaxing and comfortable space. The second and third bedrooms are very spacious for growing members of the family, leaving nothing more to be desired. The fully completed basement includes a 4th bedroom, large living room which includes a second fireplace, allowing for more entertaining space to facilitate for all the

members of the family. Another 4 pce. bathroom and extra storage space finishes this level off. The backyard is west facing and outfitted with a custom, composite deck which allows for a great outdoor space for barbecues and enjoyment. The double attached garage really completes this move-in-ready home. Situated in a quiet part of Cougar Ridge, with great access to the mountains, Stoney Trail, schools, shopping, recreation all nearby, it's time to come and view this today!