



GRASSROOTS
REALTY GROUP

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85 Cougar Ridge Cove SW
Calgary, Alberta

MLS # A2228140



\$935,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,211 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Wet Bar		

Inclusions: Pergola, 2nd Refrigerator, 2nd Dishwasher, 2nd Range hood, 2nd Washer, 2nd Dryer

Steps to the slopes and trails at Winsport/C.O.P., the paths & pond in Cougar Ridge and the trails at Paskapoo, a quiet cul de sac, a corner lot (no sidewalks!) and a BRIGHT western exposure – FANTASTIC! This is a two storey, offering 2211 sq ft above grade, 3 beds and a Bonus Room up and a further 824 sq ft developed down - with private access! Highlights incl maple hardwoods, granite counters throughout, 9’ ceilings - a newer home in excellent condition! The main level presents an open plan, a home which follows the sun from morning to evening - bathed in the warmth of the sun, a space to entertain or watch over the kids as you prep in the kitchen. The kitchen features a center island/breakfast bar, s/s appliances, including gas stove and corner pantry plus a large dining space leading to the rear deck and LOW MAINTENANCE rear yard. The main level also enjoys a private den/office at the entrance. Upstairs the primary bedroom offers a 4pc en suite with soaker, a separate shower and granite counters. The two add’l beds up are both well-sized and the LARGE Bonus Room offers a space for the family retreat or a second space to entertain family & friends. The lower level has been fully developed, with a private entrance, which could easily accommodate space for the in laws. All of this just a short jaunt to an impressive list of restaurants and shops along West 85th, closeby Calgary French Int’l and a short walk to the West Springs School & Westridge Middle School.