

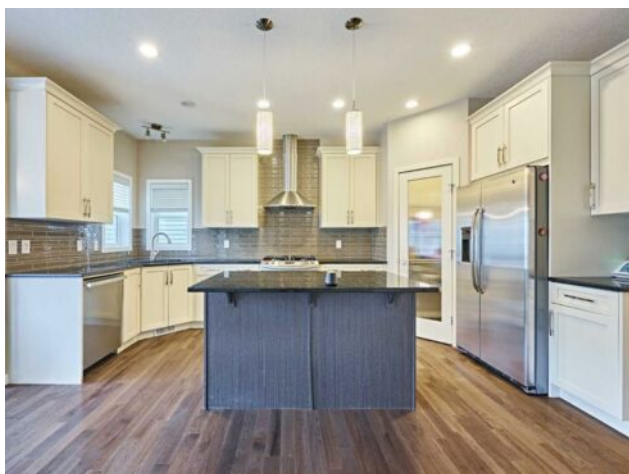


GRASSROOTS
REALTY GROUP

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20 Cougar Ridge Place SW
Calgary, Alberta

MLS # A2231164



\$929,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Closet Organizers, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NONE

Nestled in the prestigious community of Cougar Ridge, just off Paskapoo Drive, this exquisite property offers the perfect blend of luxury, comfort, and convenience. Ideally situated in Southwest Calgary, residents enjoy quick access to an array of amenities, natural landscapes, and urban conveniences. Upon arrival, the impeccable exterior landscaping sets the stage for the elegance that lies within. Inside, the home radiates warmth and sophistication, with a spacious 2,152 sq ft floor plan that seamlessly accommodates both relaxation and entertainment. The residence features two office spaces, making it perfect for those who work from home or seek extra room for personal use. High-end finishes, such as hardwood flooring, designer lighting fixtures, and custom millwork, elevate the home's atmosphere, creating an inviting and refined space. The gourmet kitchen is a standout, outfitted with top-tier stainless steel appliances, granite countertops, and generous storage, ensuring that cooking and hosting are a joy. The home offers three bedrooms, including a luxurious primary suite retreat. This tranquil space boasts a spa-inspired ensuite bathroom and a walk-in closet, complemented by a cozy sitting area to unwind. Two additional generously-sized bedrooms provide ample space for family or guests. The lower level is thoughtfully designed to function as an office or guest space, complete with a murphy bed tucked behind barn doors and a separate private bedroom. A cozy living area and full bathroom complete this versatile level. Outside, the backyard is an oasis for relaxation and entertaining. A spacious deck invites summer barbecues, quiet evenings under the stars, and everything in between. Located just a short walk from Winsport, where you can enjoy skiing, hockey, mountain biking, or the gym, this home offers unbeatable access to both nature and

recreation. Shopping, dining, and parks are all nearby, while major roadways and public transport ensure easy commuting throughout the city. With its luxurious amenities, prime location, and timeless beauty, this home is the perfect combination of modern living and classic elegance. Schedule your private showing today and experience the pinnacle of luxury living in Calgary.