



GRASSROOTS
REALTY GROUP

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57 Cougar Ridge Close SW
Calgary, Alberta

MLS # A2243410



\$990,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,404 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Triangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		
Inclusions:	N/A		

Proudly offered by the original owners, this meticulously maintained home features 4 bedrooms, an office, a bonus room, a basement den, and 3.5 bathrooms. With over 2,400 sq ft above grade and a fully finished basement, the property is situated on a quiet street in Cougar Ridge. Enjoy a sunny, south-facing backyard that backs directly onto a walking path, providing privacy with no rear neighbors. The outdoor deck is perfect for relaxing or entertaining while overlooking the lush greenspace. Inside, you'll find 9-foot ceilings on both the main floor and basement, oversized windows, and a bright, open-concept layout ideal for modern family living. The kitchen is equipped with brand-new stainless-steel appliances, a large island with a breakfast bar, and a walk-through pantry connecting to a spacious mudroom for convenient grocery unloading. The living room features a comfortable space with a gas fireplace, while a dedicated office/den with built-in shelving offers a quiet place to work or study. The second floor boasts a vaulted bonus room—ideal for a media area, children's playroom, or extra living space. The primary bedroom includes a walk-in closet and a 5-piece ensuite bathroom with a soaker tub, double vanities, and a separate shower. Two additional bedrooms, a full bath, and a convenient upper-level laundry complete this level. The basement offers a large recreational room, a full bathroom, and a den that can be easily converted into a fifth bedroom, making it perfect for guests, in-laws, or teens. It is pre-wired for surround sound, providing an excellent option for a future home theater or entertainment space. Located close to top-rated schools, WinSport, parks, shopping, and with easy access to Bow Trail, Stoney Trail, and the mountains, this home combines space, flexibility, and an exceptional location.

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