



**7 Cougar Ridge Bay SW  
Calgary, Alberta**

**MLS # A2288741**



**\$684,900**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Over the toilet storage tower (second floor main bath)

Exceptional opportunity in the highly sought-after community of COUGAR RIDGE, perfectly positioned on a quiet CUL-DE-SAC just steps from walking paths, green space, and the incredible PASKAPOO SLOPES natural reserve. With over 160 acres of scenic terrain offering walking and biking trails, this is a rare lifestyle feature just a 5 minute walk from your front door. This semi-detached 2-storey with DOUBLE ATTACHED GARAGE offers a desirable SOUTH FACING BACKYARD backing onto a walking pathway, bringing in an abundance of natural light throughout the home. Offered by the ORIGINAL OWNERS, this home has been meticulously maintained and is both PET-FREE and SMOKE-FREE. The main level features a bright, OPEN-CONCEPT design with large windows and a seamless connection between the kitchen, dining, and living areas, creating a space that feels both open and effortless for day-to-day living and hosting. Upstairs features a spacious PRIMARY BEDROOM with a 4 piece ensuite, two additional bedrooms, and a second full bath, providing a functional layout that works well for families, first-time buyers, or downsizers. The FULLY DEVELOPED BASEMENT adds valuable additional living space, complete with a cozy GAS FIREPLACE, making it ideal for movie nights, a family room, home gym, or office. Step outside to a LARGE, beautifully LANDSCAPED, SOUTH FACING BACKYARD with direct access to the pathway behind, extending your living space outdoors and offering the perfect setting to enjoy the sun throughout the day. Located just one block from the Calgary French and International School and minutes to Stoney Trail, 85th Street, Bow Trail, and downtown transit, the convenience is exceptional. Cougar Ridge is known for its family-friendly atmosphere, top-rated schools, parks, and quick access to Winsport, Aspen

Landing, and the amenities of West 85th. A rare opportunity to own in one of west Calgary's most desirable neighbourhoods, where location, lifestyle, and long-term value come together. BOOK YOUR SHOWING TODAY.