



**GRASSROOTS**  
REALTY GROUP

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**214 Cougarstone Circle SW**  
**Calgary, Alberta**

**MLS # A2297016**



**\$715,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

**4 BEDROOMS | 2.5 BATHROOMS | OVER 2,000 SQ FT LIVING SPACE | DOUBLE ATTACHED GARAGE | FULLY FINISHED BASEMENT |** Welcome to this bright and beautifully maintained home in the highly desirable community of Cougar Ridge! Offering over 2,000 sq. ft. of total living space, a double attached garage, and a functional layout designed for comfort and everyday living, this property is the perfect opportunity for its next owners. Step inside to an inviting main floor featuring high ceilings, an open concept floor plan, and an abundance of natural light. The kitchen showcases a breakfast bar, a large pantry, and a dedicated dining space that opens directly to the backyard through sliding doors, perfect for seamless indoor to outdoor living. Updated light fixtures complement the space, creating a warm and welcoming atmosphere from the moment you enter. The upper level features three spacious bedrooms, including a well appointed primary suite complete with a 4 piece ensuite. Recent updates throughout the home include new toilets, new carpet, and refreshed lighting, making the home feel modern, clean, and move in ready. Head down to the fully finished basement where you will find a large living area and an additional bedroom, perfect for guests, teens, or a home office setup. Outside, enjoy a large deck ideal for entertaining and a fully fenced, landscaped yard that provides a great space for kids, pets, or summer gatherings. Life in Cougar Ridge offers the best of West Calgary living, with close proximity to top schools, shopping, parks, and all the amenities the area has to offer. This well cared for home checks all the boxes. Come see why Cougar Ridge continues to be one of Calgary's most sought after communities!