



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**55 Cougar Plateau Circle SW
Calgary, Alberta**

MLS # A2299511



\$1,598,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,653 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Irregular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: Pool table, 3 Mounted TV's, Outdoor stone table, outdoor heaters & gas firepit (both as is - seller has never used).

Exquisitely renovated executive home in the private enclave of The Promontory in Cougar Ridge - backing onto a park and walking trails, with mesmerizing views, nestled around an environmental reserve. With almost 4000 sq ft of developed living space, this designer-renovated home shows like new and features luxurious modern finishes throughout. The main level is filled with natural light via the expansive east-facing triple pane windows which highlight the white maple hardwood floors, 10' ceilings with 8' doors, and fully renovated kitchen + adjoining living room - the heart of the home. The show stopping kitchen was completely renovated in 2023 with a beautiful 10' quartz island complete with second sink and beverage fridge, gorgeous full height cabinets and stainless steel appliances. The adjoining living room is stunning with custom curtains & window coverings + a recently created feature wall that balances warmth with sleek modern cabinetry. There's a bright front office with lovely built-ins and an elegant dining room perfectly placed for entertaining. The thoughtfully designed floorplan has a large mudroom/pantry area and a 2 piece powder room strategically positioned between the kitchen and the double attached heated garage. The garage is plumbed with hot & cold water and has a floor drain. Upstairs there is a newly renovated 4-piece bath and three large bedrooms, all with exceptional closet space and a handy laundry chute. The primary retreat captures the beautiful views and features custom cabinetry, a walk-in closet, and a spa-like 4 piece ensuite with steam shower and heated floors. The other two bedrooms are generous with outstanding amounts of storage. The fully finished lower level has in-floor heat, a fourth bedroom, a large recreation area with pool table, a TV room (or potential fifth bedroom), a modern 3-piece

bath with large tiled shower, a bright laundry room, and abundant storage. The professionally designed yard allows for easy enjoyment, with a large upper deck off of the kitchen and low-maintenance, drought-tolerant landscaping. A pergola with two built-in gas heaters creates an ideal summer dining space, along with a patio with gas firepit for long summer nights. Kids can enjoy the park behind and safe pathways to school, while you relax in a quiet, private setting that still offers those small, everyday connections with neighbours. Updates include new triple pane windows on approx. half of the windows (2023), furnaces (2022), water tanks (2026/2018), water softener (2026), kitchen/living room (2023), and upstairs bath (2023). Highly rated schools, minutes to shopping and a quick downtown commute.