



**65 Cougarstone Terrace SW
Calgary, Alberta**

MLS # A2307925



\$875,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,438 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, No Smoking Home		

Inclusions: None

LOCATION ALERT!! A QUIET CRESCENT in Cougar Ridge, steps to the pond and walking paths – FANTASTIC! This home has enjoyed a number of wonderful renovations which include exotic Indian Walnut hardwoods, up & down, granite counters through the kitchen, a NEW Primary En suite – GORGEOUS – granite counters in the second bath and sitting on a 5200 sq ft lot, beautifully landscaped, front & back. This is a two storey, measuring 2438 sq ft above grade with 3 beds, a Bonus Room and a loft up…. There is room for everyone here. On the main you will enjoy the great room in back with its WARM & BRIGHT southern exposure. A generous space for the family to gather, an open kitchen with granite countertops, and dining space leading to the rear deck & patio. The rear yard enjoys a volume of mature trees and a fantastic south exposure. There is also a den/home office on the main as well. Upstairs you will find the hardwoods run throughout with a Bonus Room as well as an open flex/loft space or study nook. The Primary bedroom runs across the back of the home and features a beautifully renovated 5pc Primary bath… a double vanity, seamless glass shower and a floating soaker tub. The two additional beds up are well-sized and share a full 4pc bath, with granite counters. This is a fantastic family home, on a quiet crescent in Cougar Ridge, closeby the growing list of shops, restaurants and services along 85th Street – WONDERFUL!