



1306, 281 Cougar Ridge Drive SW  
Calgary, Alberta

MLS # A2320684



**\$495,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,164 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 375
<b>LLD:</b>	-
<b>Zoning:</b>	DC (pre 1P2007)
<b>Utilities:</b>	-

**Inclusions:** None

PARK-FRONT BUNGALOW TOWNHOME WITH ATTACHED GARAGE & HUGE UNFINISHED BASEMENT! Ideally located in the desirable community of Cougar Ridge, this bright and spacious one-level townhome offers 1,163.69 sq. ft. of comfortable living space PLUS an unfinished basement ready for future development. Perfectly positioned with windows facing a beautiful park and green space, this home enjoys a peaceful setting with scenic views right outside your front door. The open-concept layout features hardwood flooring throughout the main living areas, a spacious living room highlighted by large windows and a cozy corner fireplace, and a generous dining area ideal for both everyday living and entertaining. A lovely patio just off the dining space is perfect for enjoying warm evenings. The functional kitchen is equipped with ample cabinetry, stainless steel appliances (including brand new Microwave/Hoodfan), tile backsplash, abundant counter space, and a raised breakfast bar overlooking the dining area. The thoughtfully designed floor plan offers two bedrooms, on opposite sides of the unit for privacy. The primary retreat with a walk-in closet has a private 4 pc ensuite. The a second bedroom and another full 4 pc bathroom complete this level. Large windows throughout fill the home with natural light, creating a warm and inviting atmosphere. The unfinished basement has large windows and could easily be developed with another 2 bedrooms, bathroom and recreation area. In addition to the laundryspace, the lower level provides excellent storage and outstanding potential for customization. Completing the home is a convenient single attached garage and mudroom space with direct access into the unit. Enjoy an exceptional West Calgary location close to parks, walking paths, great schools, shopping, restaurants, recreation facilities, transit, and

easy access to downtown, Stoney Trail, and the mountains. An outstanding opportunity for first-time buyers, downsizers, or investors seeking low-maintenance living in a highly sought-after community. Lots of visitor parking just outside the unit!