



58 Cougar Plateau Way SW
Calgary, Alberta

MLS # A2322134



\$669,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,587 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Low Maintenance Landscape, No Back Lane, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this beautifully updated family home in the desirable community of Cougar Ridge. Offering a bright and functional open-concept layout, this charming two-bedroom home combines stylish recent renovations, comfortable living spaces, and beautifully landscaped outdoor areas. Step inside to a grand foyer with high ceilings and an impressive staircase that creates a warm and inviting first impression. The main level features maple hardwood flooring, an abundance of natural light, and a spacious layout designed for both everyday living and entertaining. The kitchen is the heart of the home, complete with stainless steel appliances, a corner walk-through pantry, ample cabinetry, and a large centre island with seating. The kitchen flows seamlessly into the dining area and living room, creating an ideal space for gathering with family and friends. The recently renovated upper level has been thoughtfully redesigned with modern finishes throughout. Luxury vinyl plank flooring extends across the entire floor, complemented by updated lighting, fresh paint, and custom closet built-ins. The spacious bonus room offers excellent flexibility and can easily be converted into a third bedroom if desired. The primary retreat features a beautifully renovated ensuite with quartz countertops and a stunning glass-enclosed shower, while the renovated four-piece main bathroom showcases contemporary finishes and timeless style. Additional upgrades include central air conditioning, providing year-round comfort and convenience. The partially finished basement offers excellent future potential and has already been framed for a bedroom and bathroom. A generous recreation area provides plenty of room for a home theatre, gym, playroom, or family space, while ample storage ensures everything has its place. Outside, you'll appreciate the exceptional curb appeal,

with freshly painted trim, garage door and front door and meticulously maintained landscaping in both the front and back yards. Mature trees, flagstone pathways, patio spaces, and thoughtfully designed gardens create a private outdoor retreat perfect for relaxing or entertaining. A storage shed adds valuable space for tools, seasonal items, and outdoor equipment. Located close to parks, pathways, schools, shopping, and all the amenities that make Cougar Ridge such a sought-after community, this move-in-ready home offers an exceptional opportunity for families, professionals, or down-sizers alike. Combining recent renovations, flexible living spaces, and beautiful outdoor surroundings, this is a home you'll be proud to call your own.