



GRASSROOTS
REALTY GROUP

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804, 281 Cougar Ridge Drive SW
Calgary, Alberta

MLS # A2322678



\$487,900

Division:	Cougar Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 447
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Open house: Wed. June 8th - 5:30-7:30 pm. RARELY does a townhome offer this level of thoughtful customization, smart-home integration, and meticulous care. Combining luxury-inspired finishes, extensive upgrades, and exceptional value in one of Calgary's most desirable westside communities, this truly move-in-ready home stands apart from the competition. The bright open-concept main floor features hardwood flooring, custom built-ins, upgraded lighting, enhanced fireplace detailing, and a highly functional kitchen complete with updated appliances, a dual-zone WINE FRIDGE and an expanded pantry workspace designed to keep everyday living beautifully organized. Throughout the home, you'll find cCUSTOM STORAGE SOLUTIONS at every turn including built-in cabinetry, custom shelving (EVERYWHERE), thoughtfully designed organizational systems, and functional enhancements rarely found in townhome living. Every space has been intentionally improved to maximize both storage and livability. Upstairs, the spacious primary retreat offers west-facing exposure with mountain views on clear winter days and features an extensive custom PAX organization system that creates a boutique-inspired dressing experience, making busy mornings effortless. Additional bedrooms and closets have also benefited from customized storage solutions designed to keep everything in its place. Technology enthusiasts will appreciate the extensive smart-home ecosystem featuring Ecobee Premium thermostats with occupancy sensors, smart lighting, Arlo video doorbell, August smart lock, Philips Hue integration, Alexa-enabled controls, and more. Major investments in comfort and efficiency include a high-efficiency Navien heating and hot water system, Rainfresh water filtration system, added attic insulation, upgraded ventilation, and

numerous mechanical and cosmetic improvements completed over the last three years - offering the new home owners peace of mind and comfort. Outside, enjoy a private deck and pergola, recent exterior maintenance, improved drainage systems, and an attached garage enhanced with durable rubber tile flooring and additional functional upgrades. Located in the highly sought-after community of Cougar Ridge, close to Canada Olympic Park, pathways, parks, schools, shopping, recreation facilities, downtown access, and the mountains, this exceptional home showcases an impressive list of upgrades, thoughtful ownership, and pride of maintenance rarely found at this price point. The extensive list of upgrades, customizations, smart-home features, and mechanical improvements is too comprehensive to fully capture here—please refer to the Feature Sheets included in the photos and in the supplements to appreciate the exceptional care, investment, and attention to detail that make this home truly EXCEPTIONAL!