



GRASSROOTS
REALTY GROUP

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4 Cougar Ridge Mews SW Calgary, Alberta

MLS # A2327348



\$440,000

Division:	Cougar Ridge		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,378 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neighbours Behi		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shelving in Garage

Why rent when you can own this beautifully maintained 4-level split townhome in one of SW Calgary's most convenient communities? Premium proximity to shopping, transportation, the mountains, and downtown, this 2-bed, 1.5-bath home offers over 1200 sq ft of thoughtfully designed living space with nothing left to do but move in. The heart of the home is a fully renovated kitchen (2019) featuring quartz countertops and a complete set of newer stainless steel appliances all included, alongside updated white cabinets and a kitchen island for a functional space. Wide plank laminate flooring flow throughout the home and features high ceilings in the living room with a cozy corner gas fireplace and direct entry onto your private deck. Stay comfortable year-round with air conditioning added in 2025. Upstairs, two generously sized bedrooms are joined by a versatile den/loft — ideal as a home office or quiet retreat — along with a 3-piece bathroom, while the full, unfinished basement offers excellent storage now and future development potential down the road. Completing the home is an attached single garage with shelving and storage. Set in a landscaped, treed community with a park, playground, and visitor parking. Close to shopping and a ski hill, this immaculately maintained and updated home is ready for its next owner — don't miss it.