



GRASSROOTS

REALTY GROUP

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78 Cougar Plateau Way SW
Calgary, Alberta

MLS # A2327749



\$759,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,635 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island		

Inclusions: n/a

Discover exceptional value in this stunning family home located in the highly sought-after community of Cougar Ridge. Freshly new paint! The bright, open-concept main floor features sun lighted spaces, hardwood flooring, and a cozy gas fireplace in the spacious living room. Kitchen with stainless steel appliances, and a breakfast bar flowing seamlessly into the sunny dining area. Upstairs, a massive, light-filled bonus room provides the perfect secondary living space. The private primary suite overlooks the backyard and includes a 2-piece ensuite with excellent potential for expansion. Two additional bedrooms and a full 4-piece bathroom complete this level. The fully developed basement serves as an ideal guest or teen retreat, offering a large family room and a bedroom with a walk-in closet and a private 4-piece ensuite. Outside, enjoy a fully fenced, private backyard equipped with privacy screens, plus a double attached garage featuring built-in storage and a side entry. Located steps from a playground and minutes from downtown, this home sits close to top-rated schools and premium amenities.