



257 Cougartown Circle SW
Calgary, Alberta

MLS # A2327920



\$779,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Amazing Opportunity to live in the prestigious Upper West-Side community of Cougar Ridge! This 4 bed, 3.5 bath property with over 2450 SQFT of move in ready development is the perfect family home with a soaring two storey foyer, 9 ft ceilings, oversized bright & sunny windows & a large open concept floorplan! Recent upgrades include brand new luxury vinyl plank flooring, carpet & freshly painted walls! The great room showcases a beautiful tile clad gas fireplace with white mantle & leads seamlessly into the kitchen that boasts stainless steel appliances, oversized walk-through pantry with shelving, generous cabinetry for pot and pan storage & large sink located in the kitchen island with a quartz countertop & a breakfast bar. The dining room features French door access to the backyard deck, low maintenance firepit area & large green space perfect for children & pets. The upper floor features a good-sized bonus room, two identically sized bedrooms separated by a four-piece bath & a king-sized primary with walk-in closet & 4 piece spa-like ensuite featuring ample counter top space, walk-in shower & soaker tub. The lower level includes a family room, storage/office space, an additional bedroom & a three-piece bath. The attached double car garage is perfect for grocery hauls & the driveway offers space for two extra vehicles. LOCATION, LOCATION, LOCATION! Cougar Ridge's proximity to private schools including Calgary French & International School, National Sport School, Calgary Waldorf School, Webber Academy, Calgary Academy & Rundle College along with various public & catholic schools set this community apart. The property is also walking distance to parks, playgrounds, walking paths, shopping, restaurants, grocery stores & Canada Olympic Park, not to mention minutes from Bowness Park, Calgary Farmer's

Market, Sarcee Trail, Highway 1 & The New Ring Road System!