



GRASSROOTS
REALTY GROUP

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92 Cougar Ridge Close SW
Calgary, Alberta

MLS # A2334290



\$849,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

Inclusions: N/A

Welcome to this Shane Homes built two-storey in the highly sought-after community of Cougar Ridge. Offering over 2,200 square feet of thoughtfully designed living space, this 3-bedroom family home combines comfort, functionality, and exceptional potential. The bright and inviting main floor features 9-foot ceilings, rich hardwood flooring throughout, a dedicated home office, and a spacious kitchen complete with granite countertops, ample cabinetry, and a sunny breakfast nook. The open-concept living room is centred around a striking double-sided gas fireplace, creating a warm and welcoming space that's perfect for everyday living and entertaining. Upstairs, you'll find a huge west-facing bonus room filled with natural light, a convenient upper-level laundry room, two well-sized secondary bedrooms, a 4-piece family bathroom, and a spacious primary retreat featuring a walk-in closet and a well-appointed 5-piece ensuite. The unfinished basement provides an excellent opportunity to customize the space to suit your family's needs, whether you envision additional living space, a home gym, or extra bedrooms. Please note that the furnace, central air conditioning, tankless water heater, reverse osmosis system, and chlorine filtration system are currently leased through Reliance Home Comfort for approximately \$340 per month. The lease includes repairs, parts, labour, and equipment replacement for the duration of the contract. Seller's agree to pay out contract prior to possession. There will be no expense to Buyer's. Contact the listing REALTOR[®] for complete lease details. Ideally located close to parks, schools, shopping, walking paths, and with quick access to downtown and the mountains, this is a fantastic opportunity to own a wonderful family home in one of Calgary's most desirable west-side communities. Book your private showing today!

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