



GRASSROOTS
REALTY GROUP

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218 Cougarstone Circle SW
Calgary, Alberta

MLS # A2334588



\$760,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, No Neighbours Behind, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential - Low Density
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Dry Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

The Main Level Features a 9 Foot ceiling, New Hardwood Flooring, and Wonderful Art Display. New Blinds. NEW CENTRAL AIR CONDITIONING. The Family Room Features a Lovely Built-in Gas Fireplace. The Kitchen Offers Stainless Steel Appliances, A NEW GAS STOVE, QUARTZ COUNTERTOPS, a Walkthrough Pantry, Tile Backslash, and Plenty of Cabinetry. BRAND NEW WASHER/DRYER. The Dining Room Offers a VIEW on the MAGNIFICENT SOUTH FACING BACKYARD. The Private Fully Fenced Backyard Has Mature Trees, MOUNTAIN VIEWS, an Extra Large NEWLY PAINTED DECK, a Playground, and a Gas Line For BBQ. The Upper Level Features a Large Bonus Room, 3 Large Bedrooms, and a Full Bathroom. The Primary Bedroom Feature a WALKTHROUGH CALIFORNIA CLOSET, MOUNTAIN VIEWS, and a Lovely Ensuite with 2 Sinks, Separate Shower, and Soaker Tub. The Fully Developed Lower Level Features a Bar/Den WITH GRANITE FINISHING, a Recreational Room, a Full Bathroom with GRANITE FINISHING, HEATED FLOOR, and a Large Bedroom. WATER SOFTENER SYSTEM. DRINKING WATER FILTRATION SYSTEM. NEW ENDLESS HOT WATER SYSTEM. 3 YEAR OLD FURNACE. OVERSIZE INSULATED DOUBLE CAR GARAGE. Close to C.O.P, Parks, Walking Paths, Schools, and Shopping. Easy Approx. 20 Minute Downtown Access.