



GRASSROOTS
REALTY GROUP

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84 Cougar Ridge Circle SW
Calgary, Alberta

MLS # A2335470



\$778,888

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,888 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: None

Welcome to this beautifully updated 4-bedroom, BONUS ROOM, 3.5-bathroom family home in the desirable community of Cougar Ridge, ideally situated steps from a playground and within walking distance to the Calgary French & International School! Thoughtfully renovated with stylish countertops, trendy paint, updated flooring, This move-in-ready residence offers the perfect blend of modern style and functional family living. The bright, open-concept main floor features a spacious kitchen with stainless steel appliances that overlooks the dining area, perfect for daily routines and entertaining. A main-floor flex space/den provides an ideal setup for a home office or playroom. Upstairs, enjoy three generous bedrooms—including a primary suite with a full ensuite—plus an inviting upper bonus room with a cozy gas fireplace for family movie nights. The professionally finished basement adds a 4th bedroom, full bathroom, and flexible rec room. Complete with a private south-facing backyard, deck, and an attached double garage, this home offers comfort, convenience, and location in one complete package!