



GRASSROOTS
REALTY GROUP

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294 Cougar Plateau Way SW
Calgary, Alberta

MLS # A2340139



\$699,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,397 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Pantry		

Inclusions: Dishwasher, Washer/Dryer/Electric Stove/Oven/Microwave

Welcome to 294 Cougar Plateau Way SW, a warm and inviting family home tucked away in the highly desirable community of Cougar Ridge. Immediately upon entering, you are greeted by a large, grand foyer that opens seamlessly into the living room. Anchored by an original stone fireplace, this welcoming space is sure to become the heart of the home—perfect for entertaining, gathering with family, or relaxing at the end of the day. Directly off the living room, you'll find the kitchen and dining area, creating a functional and connected main level that is ideal for everyday family living. The kitchen features a newer dishwasher, while sliding glass doors off the dining area lead directly into one of the home's standout features: the tranquil and private backyard. Surrounded by mature trees, established greenery and beautiful flowers, this peaceful outdoor space feels like your own private escape. A large concrete patio creates a low-maintenance setting with plenty of room for outdoor dining, entertaining and enjoying Calgary's long summer evenings. Upstairs, you'll find three bedrooms. Two generously sized bedrooms that share a spacious 4-piece bathroom and when you continue down the hall you enter the gorgeous primary bedroom, a peaceful retreat offering plenty of space to unwind and recharge. The basement provides even more room for entertaining and recreation while offering an excellent opportunity for the new owner to customize the space to suit their needs. Tucked away downstairs is a large laundry room complete with a NEW washer and dryer. Additional updates to the home include a new humidifier and a roof replaced approximately four years ago, adding valuable peace of mind for the next owner. The interior of the home has just been freshly painted. The location is equally impressive. Cougar Ridge is one of West Calgary's most sought-after

family communities, known for its quiet streets, mature surroundings, extensive pathways and proximity to nearby schools, including West Ridge School, along with several respected public, private and alternative school options throughout Calgary's west side. Shopping, restaurants and everyday conveniences are only minutes away, with West 85th, West Springs Village, Aspen Landing, and Westhills all easily accessible. The home is also ideally positioned to take advantage of the continued evolution of West District, where the growing collection of restaurants, caf  s, shops, services and public spaces is quickly becoming one of West Calgary's premier lifestyle destinations. With convenient access to Bow Trail and Stoney Trail, getting downtown or heading west toward the mountains is effortless. Offering 3 bedrooms, 3 bathrooms, a beautiful private backyard, valuable recent updates and an exceptional location, 294 Cougar Plateau Way SW represents tremendous value and an opportunity to put down roots in one of Calgary's most desirable west-side communities. Come experience everything this home and neighbourhood have to offer!