



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

54 Cougar Ridge Bay SW
Calgary, Alberta

MLS # A2341142



\$669,500

Division:	Cougar Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,456 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Two TV's & Two Wall Mounts in Basement. Bookshelves in Upstairs Bedroom. See Remarks.

Tucked into a quiet CUL DE SAC in the highly sought after community of COUGAR RIDGE, this four bedroom, three and half bath home has been meticulously kept by its ORIGINAL OWNERS. Large windows throughout bring in an abundance of natural light, and the EAST FACING BACKYARD offers a bright start to every morning. Upstairs, the primary bedroom includes a walk in closet and private ensuite, with two more bedrooms and a full bathroom completing the level. The lower level adds a family room and a fourth bedroom, which is also ideal for a gym or home office. Recent updates include new vinyl plank flooring, carpet, and tile on the main and upper levels within the last five years, along with new shingles in March 2024. Garage overhead door was upgrade several years ago to a metal door. The LARGE, PRIVATE YARD is a standout feature, complete with a storage shed, a deck with a gas line for entertaining, and established plantings including an apple tree, black currant shrubs, raspberry bushes, and a small garden. Surrounded by walking paths, green space, and the Paskapoo Slopes natural reserve, Cougar Ridge offers a family friendly atmosphere with top rated schools, parks, and quick access to Stoney Trail, 85th Street, Bow Trail, Winsport, and Aspen Landing. BOOK YOUR SHOWING TODAY.