



GRASSROOTS
REALTY GROUP

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235 Cougar Plateau Way SW
Calgary, Alberta

MLS # A2347026



\$770,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,539 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island		

Inclusions:	N/A
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Welcome to this inviting family home situated on a large pie-shaped lot with a beautifully landscaped and private backyard. The main level features 9-foot ceilings and a bright, functional layout. The kitchen offers a large island with casual seating, pantry, maple cabinetry, tile backsplash, and a full appliance package. The adjoining dining area overlooks the impressive backyard, complete with an elevated stone patio and spacious lower patio, perfect for outdoor entertaining. Upstairs, you'll find a generous bonus room, full bathroom, and three bedrooms, including a spacious primary retreat with a private ensuite and custom closet. The lower level offers an additional bedroom, newly completed bathroom, and ample storage. Additional features include central air conditioning, central vacuum, and a heated and insulated double garage with a 220V outlet. Conveniently located near schools, parks, walking paths, shopping, and with easy access to downtown.