



GRASSROOTS
REALTY GROUP

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16 Cougartown Place SW
Calgary, Alberta

MLS # A2347508



\$700,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Hot Tub, Garden Shed		

Welcome to this beautifully refreshed 3-bedroom, 2-storey home with a professionally finished basement, ideally situated on a quiet, family-friendly cul-de-sac just steps from a large park in the sought-after community of Cougar Ridge. Thoughtfully updated with fresh paint throughout, new wood flooring on the main level and in the second bedroom, new carpeting and a newly built deck, this inviting home offers the perfect combination of modern updates, functional living spaces and an exceptional west-side location. From the moment you step inside, you'll appreciate the bright, open-concept main floor designed for both everyday living and effortless entertaining. The spacious living room is anchored by a cozy gas fireplace with a mantle, creating a warm and welcoming atmosphere for relaxing with family or hosting friends. The adjoining kitchen offers an abundance of maple cabinetry, an oversized central island that provides generous preparation space and casual dining, and a convenient walk-through pantry that makes staying organized a breeze. The seamless flow between the kitchen and living areas creates an inviting space where everyone can stay connected. Upstairs, a generous bonus room with impressive 9-foot ceilings provides the perfect second living area, whether you're looking for a comfortable family lounge, playroom, home office or a place to unwind at the end of the day. The spacious primary retreat offers a peaceful escape, complete with a walk-in closet and a 5-piece ensuite featuring a relaxing soaking tub and double vanity. Two additional generously sized bedrooms share a convenient Jack-and-Jill bathroom, offering a practical layout for families, while upper-floor laundry adds another level of everyday convenience. The professionally finished basement extends your living space with a large recreation room, creating the

ultimate setting for movie nights, games, entertaining or simply spreading out and enjoying time together. Outside, the fully fenced and landscaped backyard is ready for summer enjoyment, featuring a newly built deck, BBQ gas line and hot tub. Whether you're hosting weekend barbecues, enjoying your morning coffee or relaxing in the hot tub after a long day, this outdoor space offers a wonderful extension of the home. The backyard also provides room for children and pets to play, while the attached double garage and welcoming front porch complete this fantastic property. The location is equally impressive, with a large neighbourhood park just steps away and easy access to Cougar Ridge's playgrounds, walking and biking pathways and beautiful natural surroundings. Families will appreciate the nearby schools, including West Ridge School and Calgary Waldorf School, along with convenient access to WinSport, Westside Recreation Centre and the scenic Paskapoo Slopes. Shopping, restaurants, coffee shops and everyday essentials are close at hand in West Springs and Aspen Landing, while convenient access to major route