



GRASSROOTS
REALTY GROUP

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62 Cougar Plateau Way SW
Calgary, Alberta

MLS # A2348916



\$849,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,082 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: 2nd Refrigerator,

OPEN HOUSE – Saturday, October 3 (1-3pm) This is a SPECIAL LOCATION… a quiet crescent, steps to a park/playground with ease of access to the community paths leading to the ridge… QUIET & PEACEFUL! PLUS…steps to Calgary French International, a short walk to the growing list of shops and services along West 85th and ease of access downtown via Bow Trail or west to the mountains via Stoney Trail - FANTASTIC! This two storey offers a generous 2940 sq ft of living space over three levels with 4 bedrooms up, a fully developed basement with a large Rec Room and 5th bedroom down… plus 3.5 baths – with a long list of recent improvements, presenting a FRESH & INVITING home. On arrival you will enjoy the vaulted ceiling at the entry, 9 foot ceilings through the main, wideplank luxury vinyl, an open GREAT ROOM plan and the east/west exposure, bathing the home in the warmth of the sun throughout the day. On the main you have a generous Great Room and open kitchen with a center island/breakfast bar and breakfast nook, new quartz countertops, and s/s appliances including a gas stove, leading directly to the rear deck and yard – LOVELY! There is also a proper Dining Room on the main level as well as an open den at the entrance, which could easily convert to a Home Office. Upstairs - FOUR BEDROOMS - the primary bedroom enjoys a 5pc en suite with quartz countertops, and the three additional beds share a 5pc bath, with a double vanity and quartz countertops as well. The lower level has been fully developed and presents a wide, open space for the kids to romp or to easily accommodate an entertainment center and/or fitness space. There is a 5th bedroom and full bath down as well. This home has been “Smart-wired” for remote control and features exterior accent

lighting which can be programmed to reflect the season.