



GRASSROOTS
REALTY GROUP

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177 Cougartown Circle SW
Calgary, Alberta

MLS # A2350275



\$699,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,503 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Welcome to the desirable community of Cougar Ridge! This professionally cleaned home offers a wonderful combination of comfort, functionality, and convenience, making it an ideal choice for families looking for a welcoming home in a fantastic Calgary location. Step inside to an inviting open-concept main floor featuring 9-foot ceilings and beautiful hardwood flooring throughout the kitchen and dining area. The functional kitchen is designed for both everyday living and entertaining, offering ample maple cabinetry, sleek black appliances, a tile backsplash, and a central island with a convenient breakfast bar. The kitchen flows seamlessly into the dining area and bright living room, creating a spacious gathering space for family and guests. A cozy gas fireplace adds warmth and character to the living room, making it the perfect place to relax after a long day. Upstairs, you'll find three generously sized bedrooms, providing plenty of room for the whole family. The primary bedroom offers a comfortable retreat complete with a walk-in closet and a private 4-piece ensuite, creating a peaceful space to unwind. The additional bedrooms are well-sized and versatile, offering options for children, guests, a home office, or a hobby room. A conveniently located full bathroom completes the upper level. The full finished basement provides additional flexibility and valuable space for a recreation room, home gym, office, or additional living area. It also offers plenty of storage space to help keep the rest of the home organized and clutter-free. Outside, enjoy your fully fenced and landscaped backyard, offering a private and functional outdoor space for relaxing and entertaining. The large deck features a gas BBQ hookup, making summer gatherings and family barbecues easy and enjoyable. A storage shed provides additional space for gardening tools, outdoor equipment, and seasonal items,

while the generous green space offers plenty of room for children or pets to play. Located in the sought-after community of Cougar Ridge, this home provides excellent access to Bow Trail and Sarcee Trail, making commuting throughout Calgary convenient. Downtown Calgary is easily accessible, while nearby schools, parks, shopping, and recreational amenities provide everything you need close to home. With the Rocky Mountains also within easy reach, weekend adventures are just a short drive away. Offering a thoughtful layout, comfortable living spaces, a professionally cleaned interior, spacious backyard, and an exceptional location, this Cougar Ridge home is a wonderful opportunity to enjoy the best of Calgary living.