



GRASSROOTS
REALTY GROUP

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270 Cougar Ridge Drive SW
Calgary, Alberta

MLS # A2350846



\$898,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,122 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Many Trees, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

JUST LISTED! An exceptional opportunity in prestigious Promontory of Cougar Ridge. This beautifully maintained 2-storey home offers an incredibly private backyard and a prime setting directly across from a park and greenspace. The main floor is bright and inviting with 9' ceilings, oak hardwood flooring, a spacious dining area and a great room centred around a gas fireplace. The white kitchen features granite countertops, a sleek backsplash, large centre island, built-in oven and microwave, electric cooktop, newer dishwasher and fridge, walk-through pantry and under-cabinet lighting. Upstairs are three generous bedrooms, two full bathrooms and a versatile office nook/library. The spacious primary retreat features a large walk-in closet and ensuite with dual sinks, built-in soaker tub and separate shower. The fully developed basement offers a large recreation area, fireplace, 3-piece bathroom, storage room and wet bar with seating and bar fridge, ideal for entertaining or relaxing with family. Outside, enjoy a quiet private backyard with deck, patio, lawn and mature landscaping. The oversized double attached garage is insulated, drywalled and heated with infrared heat, with room for truck-length parking. Additional highlights include a newer roof, new paint (2022), Bosch dishwasher (2023), LG fridge (2023), upgraded attic insulation (2024), water softener (2024), new Toto toilets (2022), modern lighting and hot tub rough-in. A rare opportunity in one of Cougar Ridge's most desirable pockets, offering privacy, park views, a short walk to Calgary French & International and Waldorf Schools, Paskapoo Slopes trails and west-side amenities. Priced to sell at \$898,000, this home will not last long!