



GRASSROOTS
REALTY GROUP

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51 Cougar Ridge Close SW
Calgary, Alberta

MLS # A2352563

\$989,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,454 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Steam Room, Vinyl Windows, Wired for Sound		

Inclusions: None

Introducing the pinnacle of the Cougar Ridge lifestyle. Perched high up on the ridge, this 4 bedroom, 3.5 bath two-story possesses many features and upgrades, is fully finished & turnkey, and offers nearly 3500 square feet of developed living space. Perhaps the main highlight of this property is its location on a quiet close, backing directly onto the walking paths with exceptional mountain views from the south facing windows and yard space. The main floor is ideally layed out and offers a formal mud room entry from the garage with large coat closet, a designated office space, 2 pc bath, huge open to above living room with focal gas fireplace complete with floor to ceiling stone work. The kitchen is generous with cabinet and counter space and offers a large centre island, corner walk in pantry, granite counters and stainless steal appliances. A formal dining area at the rear with doors leading to a newly refinished deck space complete the main floor. Upstairs you will find 3 very large bedrooms, all with their own walk-in closets, 2 full bathrooms including the 5 pc ensuite with corner jetted tub, walk in shower, his & hers sinks, and a separate makeup area with cabinet. A laundry room with sink & shelving, and the coveted bonus room complete the upper level. The basement is fully finished and offers a large rec room with bar and fridge, a huge 4th bedroom with its own custom walk in closet and laundry room, and 4 pc bath with large walk in steam shower. The property and south facing yard space is fully fenced and landscaped with trees, deck space, firepit area, interlocking stone patio & dog run, all backing onto the paved walking paths with those unbelievable mountain views. This property presents real value in one of SW Calgary's most desirable communities, with family, schools & outdoor space as the focus.

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