



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5 Cougartown Circle SW
Calgary, Alberta

MLS # A2211554



\$919,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,470 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: Some exterior furniture, confirm with the Listing agent

Welcome to this elegant home with tasteful décor. An impressive Foyer will greet you with an open ceiling once you enter this home, a Main floor den with double French doors is perfect for those who work from home. Rich hardwood floor throughout the main level. It features a large open kitchen with granite counters, a corner pantry, and a large sunny breakfast nook. The bright family room has a gas fireplace and is open to the kitchen. The formal dining room connects to a living room with a soaring 18-foot ceiling and plenty of natural light. The upper level has three good-sized bedrooms and a large and bright bonus room. The spacious master suite includes a large walk-in closet, a five-piece en-suite bath with double sinks, and a jetted tub. The sunny west backyard has a large deck with a gas hookup. A practical developed basement adds almost another 1000 sq ft of living space with high ceilings and four large windows, a four-piece bath, and an extra bedroom. Central air. The House is located very close to the very popular Waldorf school, Calgary French International Schools, and Canada Olympic Park.