

# \$779,900 - 1 Cougarstone Villas Sw, Calgary

MLS® #A2261244

**\$779,900**

3 Bedroom, 4.00 Bathroom, 1,702 sqft

Single Family on 0.13 Acres

Cougar Ridge, Calgary, Alberta

The total package in sought-after Cougar Ridge. Located on a premium oversized lot, offering sunshine & privacy with South facing yard exposure & bordering on to the community pathway system. Immaculately maintained and updated on all three levels. Modern open plan, flooded with natural light thanks to many large windows. Full updated kitchen with timeless white shaker style cabinetry, textured subway tile backsplash, & marble style quartz perimeter & island countertops. Solid maple hardwood throughout the main level. Impressive living room overlooking the lush rear yard with a stone clad gas fireplace. 3 generous bedrooms up including huge primary retreat with full ensuite & walk-in closet. All upper bedrooms feature spacious closets & storage. All bathrooms throughout the home feature matching new renovations & updates. Fully developed lower level with media room, fitness area/gym, & flex/office space currently used as a guest room. Many updates & extras throughout including fresh paint, new flooring, tilework, countertops, lighting & plumbing fixtures, Central A/C, appliances & mechanical systems, & much more. Huge, sprawling rear yard with sunny South exposure, no neighbors beside, & many mature trees make this a private family oasis year-round. Multi-tiered composite deck & storage shed. Attached double garage is fully insulated & dry-walled. Take advantage of Cougar Ridge's network on walking pathways directly from beside the



home which wind through a network of walking/bike pathways, neighborhood parks, ponds, & connect with Medicine Hill/Paskapoo Slopes reserve forest area. Close to top schools, shopping on 85 St, Aspen Landing, & and a short drive to Downtown! (id:6289)

Built in 2003

**Essential Information**

Listing #	A2261244
Price	\$779,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,702
Acres	0.13
Year Built	2003
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1 Cougarstone Villas Sw
Subdivision	Cougar Ridge
City	Calgary
Province	Alberta
Postal Code	T3H4Z4

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Other
Features	Other, Back lane
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Complete Realty



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