

# \$628,500 - 320 Cougartown Circle Sw, Calgary

MLS® #A2261989

## \$628,500

3 Bedroom, 3.00 Bathroom, 1,386 sqft

Single Family on 0.07 Acres

Cougar Ridge, Calgary, Alberta

Immaculate 3 bdrm + den, 2 ½ bath, ½ duplex on a quiet street with private sunny south yard in sought after Cougar Ridge. Affordable living with NO CONDO FEES! Great curb appeal with a cozy front porch & raised flowerbed. Open main floor plan with 9'™ ceilings. Spacious foyer with adjacent main floor den. Great room with fireplace is open to a good-sized kitchen that includes a pantry, peninsula with breakfast bar, stainless & black appliances & a family sized dining area with French door access to a newer low maintenance 24'™ x 13'™ deck with a gazebo for shade on those hot summer days. Upstairs includes a King-sized master with a walk-in closet & 3 pc ensuite with an oversized glass walk-in shower. The second & third bedrooms share a 4pc Jack & Jill bath. The lower level features a laundry area, RI plumbing & two egress windows - perfect for future development. The garage has a higher ceiling allowing extra space for raised storage, there is additional parking on the driveway & lots of guest parking on the street. This location is close to shopping, restaurants & walking distance to some exclusive sought after schools. Easy access to downtown, the new ring road system, & a quick escape to the mountains. (id:6289)

Built in 2006

## Essential Information



Listing #	A2261989
Price	\$628,500
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,386
Acres	0.07
Year Built	2006
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	320 Cougartown Circle Sw
Subdivision	Cougar Ridge
City	Calgary
Province	Alberta
Postal Code	T3H0A5

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Closet Organizers, No Animal Home, No Smoking Home, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Exterior	Shingles, Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

### Listing Details

Listing Office

RE/MAX Landan Real Estate



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