

## 60 Cougar Ridge Landing SW Calgary, Alberta

MLS # A2160451



# \$849,900

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,605 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 769
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Beautiful executive bungalow in a charming lock-and-leave villa-style complex. This former showhome is loaded with upgrades! Over 2,080 sq. ft. of developed space includes 3 bedrooms + a den (all on the main level!). Never worry about parking thanks to 3 stalls, 1 of which is tandem granting room for 4 vehicles! Inside this gorgeous sanctuary are soaring ceilings, gleaming engineered hardwood floors and extra corner windows for abundant natural light. Geothermal heating and cooling ensure your comfort in any season. Grand vaulted ceilings and a floor-to-ceiling stone-encased fireplace in the living room come together to create a relaxing atmosphere. Culinary adventures are inspired in the dream kitchen featuring quartz countertops, a plethora of full-height cabinets, a gas cooktop, stainless steel appliances, soft-close hinges, a unique dumbwaiter and a massive island with a raised breakfast bar to casually gather. Host large or intimate events in the adjacent dining room nestled amongst windows. The expansive west-facing back deck encourages a seamless indoor/outdoor lifestyle for weekends spent lounging or summer barbeques with friends. An enclosed den provides a tucked away work or study space. All 3 bedrooms are on this level including the primary oasis &ndash; a true owner's retreat with corner windows, a large walk-in closet and a private ensuite that will leave you feeling spoiled daily. Dual vanities, a deep soaker tub, a separate oversized shower and tons of incorporated storage add to the allure of this incredible space. A large rec room in the finished basement is the perfect flex space for a media room, a home gym or hobby area. Further adding to your comfort and convenience are in-suite laundry, a private storage room in the garage and visitor parking throughout the complex. Phenomenally located within walking distance to schools, transit

and several parks. Just a quick drive to West 85 shops, West Side Rec Centre, a multitude of Aspen Woods amenities and Winsport plus easy access in and out of the community via Stoney Trail and just an 8-minute drive to the LRT station. Truly an unbeatable location for this gorgeous, move-in ready home!