

229 Cougar Ridge Drive SW  
Calgary, Alberta

MLS # A2178838



## \$725,000

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,842 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to this beautifully maintained 4 bedroom, 3.5 bathroom home located in the family friendly neighbourhood of Cougar Ridge. Everything is at your fingertips with easy access to downtown, quick accessibility to the mountains and Calgary Olympic Park, steps away from the Calgary French and International School, walking and biking trails, convenient access to transit, shopping and restaurants. This is your chance to call Cougar Ridge Home. Inside, you will discover an open concept layout where the main floor is home to large picture windows allowing ample amounts of warm light to flow through from the south facing backyard. The living room offers a beautiful fireplace to cozy up to while the kitchen offers lots of storage space including a walk through pantry. The laundry room and powder room complete the main floor. The open stairs lead you to a spacious family room, the primary bedroom with walk in closet and four piece ensuite including a large soaker tub and separate shower. Two other well sized bedrooms and another four piece bathroom will be found on this level. The fully finished lower level offers a massive recreation room, another bedroom as well as a three piece bathroom and extra storage. The private south backyard is the perfect space for outdoor entertaining. Schedule your showing today and move in before the holidays!