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123 Cougar Ridge Drive SW
Calgary, Alberta

MLS # A2201939

$899,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,350 sq.ft.	**Age:**	2001 (24 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished, Walk-Up To Grade	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Over 2,300 sq ft on main and upper floors, with an excellent floor plan, and well-maintained. Ready for a quick possession. Main floor features rustic plank hardwood throughout with a large open living room (with corner fireplace), big dining area, U-shaped kitchen (with all newer appliances) and walk-thru pantry, and main floor den/flex room. Three big bedrooms up including the master and a beautiful ensuite with corner soaker tub and separate shower. The bonus room is massive and features cathedral ceilings and a 2nd fireplace surrounded by built-ins. Basement has an ideal layout for future development. Some framing is completed, and there is a walk-up to the back yard. Upper and lower decks outside. Garage is a good size and is roughed in for a gas heater if desired. Some upgrades include carpets upstairs, baseboards on the main, paint, HWT, roof and siding, and Air Conditioning! Ideally located just steps from the Waldorf School and a short drive to both public and private schools, this home is perfect for families. Outstanding value here; don't miss it!