

73 Cougarstone Villas SW  
Calgary, Alberta

MLS # A2204549



**\$690,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,258 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, Treed		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** Residential - Low Density

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

EXTRAORDINARY OPPORTUNITY ALERT! Welcome to an irresistible home on a large, quiet corner lot. A large foyer with a high ceiling greets you with wonderful art displays. The main level features a formal dining room, a cozy living room, and a 3 sided gas fireplace with fan. The large kitchen offers plenty of counter space, stainless steel appliances, lovely cabinetry, and a walk-in pantry. The casual dining area offers a view on the spacious deck and private, meticulously landscaped south-facing backyard. There is a gas line to the BBQ. Exceptionally well landscaped with a gravel pathway around the property. The upper level features a full bathroom, and 4 large bedrooms. The master bedroom features a lovely vaulted ceiling and a walk-in closet. The Magnificent ensuite features a make up area, his/hers sinks, and a jetted tub. The unspoiled lower level has rough-in plumbing and much potential for future development. Close to schools, parks, C.O.P, Shopping, and easy downtown access.