

1302, 281 Cougar Ridge Drive SW
Calgary, Alberta

MLS # A2219890



\$349,000

Division:	Cougar Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	801 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 294
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Welcome to this inviting end unit townhouse in the sought-after community of Cougar Ridge. Featuring a spacious open-concept layout, this home is designed for comfortable living and effortless entertaining. Hardwood flooring graces the main living areas, while carpet adds warmth to the large corner bedroom. The well-appointed kitchen boasts ample cabinetry, generous counter space, and a convenient tile finish. The kitchen is complete with a pantry and utility room. The dining room flows seamlessly into the living room, where a cozy gas fireplace creates a welcoming atmosphere. Step through the patio doors to a spacious, covered balcony – perfect for morning coffee or evening relaxation. The southwest-facing front ensures abundant natural light throughout the day. Additional highlights include a single attached garage, a laundry room, and plenty of guest parking, including convenient street parking and designated visitor spaces. Ideally located, this property offers quick access to the shops and restaurants of West 85th and Signal Hill/Westhills. It's also minutes from schools across multiple systems – public, private, and Catholic – and steps away from the recreational opportunities at Winsport, including skiing, skating, and summer camps. Commuting is a breeze with easy access to the Ring Road, downtown, and the mountains. Plus, nearby walking and biking paths invite you to enjoy the outdoors right at your doorstep. Experience the best of Cougar Ridge – schedule your viewing today!