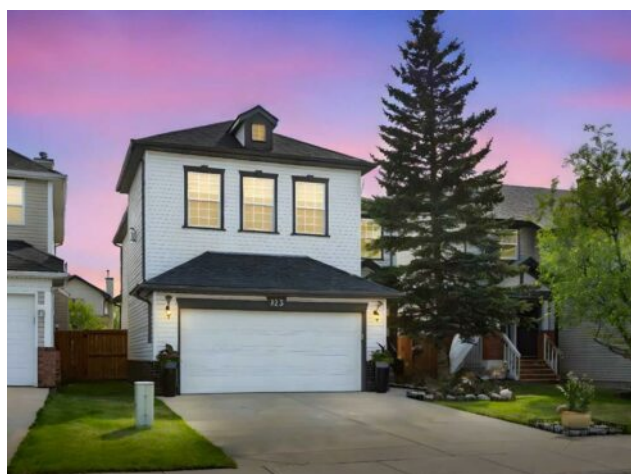


123 Cougar Ridge Drive SW  
Calgary, Alberta

MLS # A2221476



**\$866,000**

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

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

**Inclusions:** Central A/C, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

OPEN HOUSE, 1:30-3:30 on SAT. (MAY 31), 1:30-3:30 on SUN (JUNE 1) !!! 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!