

18 Cougar Ridge Bay SW Calgary, Alberta

MLS # A2224857


\$645,000

Division:	Cougar Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,581 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive,		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Interior Lot, Landscaped, Rectar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, French Door, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Belong to exclusive Cougar Ridge, in this wonderful double-attached Garage, semi-detached 2-Storey home, for under \$650k! OPEN HOUSES: Saturday, June 21, 2025 1:00pm to 3:00pm and Sunday, June 22, 2025 1:00pm to 3:00pm! Enjoy almost 1600 square feet, with 3-Bedrooms, 2.5 Bathrooms, main floor Laundry, walk-in Pantry, and a VERY deep, secluded, fenced and au-naturel landscaped yard with brick patio area for BBQ during the sunny days year-round. There are many unique benefits to the well-designed plan (see tob for iGuide Detailed Floor Plans, 3D Virtual Tour, and photos), and upgraded finishings mean 80% wide-board hardwood, carpet ONLY on the stairs, and lino in excellent condition in "work areas" (upper bathrooms, laundry, entry area). The layout has a mutual Foyer and Garage Mud area, with large closet, hall ledge for keys and/or decor, plus convenient access to laundry (newer stainless washer dryer plus cabinets for storage overhead), and half bath in the centre of the home. The large Living, Dining, Kitchen are very open, and bigger furniture or additional pieces like sideboards, hutches, or extended cabinets are easily accomplished along the side walls. Enjoy a full appliance package, that includes dishwasher, range hood, stainless gas range and stainless refrigerator, and the L-shape of the kitchen allows for an oversized walk-in Pantry, and long Eating bar on the walk-around island, to allow convenient snacking or additional capacity for holidays, friend or family gatherings, or for memorabilia display! The stairs to the upper level enhance the feel of the entryway, but is also separated from the main living areas, for private access. ALL three upper bedrooms are adult-sized with the Primary measuring 16' x 12', and both secondary Bedrooms at over 10.5' x 10.5' each - perfect for either larger sleeping furniture, extra desk, dresser,

bookshelves, study area(s), home office, guest use or any hobby requirements! For additional comfort, the Primary also has TWO personal Closets - one walk-in and the other standard depth - plus its own 4-piece Ensuite. The main Bathroom is a further 4-piece, with combined tub/shower, and there is a Linen closet at the top of the stairs. Last but not least, this home has a Rough-in Plumbing location, effectively placed mechanical, and the Floor Plan shows a possible future use Bedroom, Family area, Rec/Games for development - with TWO big venting windows, the sleeping area could also have windows at the tops or partial walls for light and air transfer. This home is perfect, affordable, and close to the natural walking paths, in a private cul-de-sac location.