

11 Cougar Ridge Mews SW
Calgary, Alberta**MLS # A2227600****\$455,000**

Division:	Cougar Ridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,338 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Ceramic Tile**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Vinyl Siding**Foundation:** Poured Concrete**Features:** High Ceilings, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)**Water:** -**Sewer:** -**Condo Fee:** \$ 390**LLD:** -**Zoning:** DC (pre 1P2007)**Utilities:** -**Inclusions:** N/A

PRICE DROP!!! Welcome to this Charming 4 level split home in a desirable Cougar Ridge Condo complex. Main level offers a good size foyer with closet and access to the garage and Basement. 2nd level is the Heart of home featuring a bright spacious kitchen with high ceiling with a large breakfast nook and access to the deck to drink your morning coffee. Enjoy your favourite shows in a generous living room with fire place and large windows that fills the space with natural light. This level also includes a convenient 2-piece bathroom, adding to the home's functionality. Enjoy ultimate privacy on the 4level in the master bedroom, complete with a walk-in closet. Two additional well-sized bedrooms and a full 4-piece bathroom make this level both comfortable and practical. Located close to shopping, amenities, International French School and Edge school as well as Canada Olympic park. Good Visitor parking in the complex. Book your private showing today!