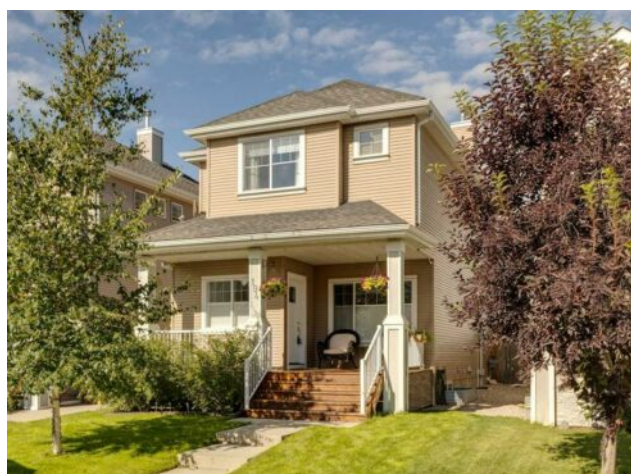


**194 Cougartown Circle SW
Calgary, Alberta**

MLS # A2246632



\$648,800

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,364 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: TV wall mount in primary bdrm, play structure in back yard.

Beautifully maintained family home on a quiet crescent in the heart of popular Cougar Ridge. This 1,364 sqft two-storey home has wonderful curb appeal with an east facing, full size front verandah. From the moment you step inside, you'll appreciate the open floor plan and the abundance of natural light from front to back. The living room is open to the kitchen and dining area – perfect for family gatherings. The kitchen has plenty of upper cabinets, a step-in pantry and an oversize table-top island with a 4 stool breakfast bar. The dining nook overlooks the backyard and there is a garden door directly to the west exposure deck and yard. A private 1/2 bath is conveniently located for guests to use. The upper level offers 3 spacious bedrooms including a primary bedroom with a full-size walk-in closet and 4 piece ensuite. The laundry is located in the lower level which is undeveloped and nicely set up with a TV/games area and a home gym. Excellent potential to develop to your liking with roughed-in plumbing and full size windows. Upgrades include hardwood throughout the main floor, central air conditioning and a new double detached garage. Smoke-free, pet-free home! Gorgeous 140' deep, fully landscaped, west exposure lot. Great location, close to schools, parks, COP, shopping and restaurants. Direct access to Stoney Ring Road and minutes to the great Calgary Farmers Market. Great home! Great value!