

**216 Cougar Ridge Drive SW
Calgary, Alberta**

MLS # A2184938



\$715,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,662 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Closet in the basement

Welcome to this beautifully maintained 2-story home in Cougar Ridge, designed for both comfort and style. The main floor boasts a bright, open-concept living area with a sleek fireplace that flows into a spacious dining room and modern kitchen. The kitchen, featuring crisp white cabinetry and plenty of storage, opens to a sunny deck overlooking a landscaped backyard—perfect for outdoor relaxation and entertaining. Upstairs, enjoy a versatile bonus room, ideal for family time or a home office, along with three generous bedrooms. The primary suite includes a walk-in closet and a 4-piece ensuite with a soaker tub. Two additional bedrooms and a full bath complete the second level, offering space for everyone. The fully finished basement is a fantastic extension of the home, featuring a sizable den, a 2-piece bathroom, and a large recreation room, perfect for a media space or games room. With convenient main-floor laundry and direct access to the attached double garage, this home is designed for easy living. Located in the vibrant Cougar Ridge community, near parks and trails with quick access to downtown and the mountains, this home blends practicality with tranquility.