

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

MLS # A2185632



\$814,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: none

OPEN HOUSE SUNDAY from 1-4 PM. Prime Location in Cougar Ridge: Proximity to excellent private and public schools, including the Waldorf School, Canada Olympic Park (Winsport), and easy access to downtown, Ring Road, shopping, and the Rockies. Upgrades include: Hardwood flooring throughout the main and second floors. New modern lighting and updated quartz countertops in the kitchen and bathrooms. New backsplash in kitchen. PLUS over the past five years the vinyl siding, roof shingles & hot water tank were replaced. The interior garage was drywalled and insulated. Functional Design: The open floor plan is complemented by a spacious kitchen with stainless steel appliances, a dining room with a three-sided fireplace, and a large deck and patio perfect for summer gatherings. Family-Friendly Spaces: The main floor includes an office nook for your kids to study. Upstairs boasts three good-sized bedrooms, a bonus room for flexible use, and a luxurious primary suite with a walk-in closet and updated ensuite. Versatile Basement: The finished basement offers a rec area, a bar with built-in cabinets for entertaining, a full bathroom and space for a potential fourth bedroom. This home is perfect for families seeking comfort, style, and convenience in one of Calgary's most sought-after neighborhoods. Don't miss the chance to view this exceptional property! Book with your favourite realtor.