

**28 Cougar Ridge Manor SW
Calgary, Alberta**

MLS # A2153443



\$885,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	2012 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Shed, Window Coverings (As is), One Garage Remote Control

Welcome to this stunning 6-bedroom 4-bath home in Cougar Ridge, offering over 3000 square feet of total living space. This property features a prime location backing onto scenic walking paths, which takes you to the community pond and Winsport's Canada Olympic Park's ski slope within a few minutes' walk. Main floor discovers an open foyer, a gourmet kitchen with upgraded granite countertops, maple cabinets and drawers, and a bright dining area surrounded by three full walls of windows overlooking the backyard. The cozy great room boasts a contemporary gas fireplace. Upstairs discovers a spacious master bedroom with a spa-like ensuite and walk-in closet, three additional large bedrooms, and a massive bonus room with vaulted ceilings perfect for family gatherings. The 9' ceilings developed basement adds even more living space with two additional bedrooms with large windows allowing an abundance of natural light, a full bathroom, a recreational room, and a sunny office area. Complete with a double garage, this home is the perfect blend of elegance and functionality, ideal for families and entertaining alike. Don't miss the opportunity to make this dream home in Cougar Ridge yours!