

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

**MLS # A2162102**



**\$829,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,243 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** None

Huge Price Decreased. \*\*\*\*\* Move-In Ready / Cougar Ridge / Fully Finished Bsmt/ Great Value! Well Maintained, Functional, Open Concept, SOUTH-WEST FACING, High Ceiling / Bright & Sunny / 2-Storey Family Home \*\*\*\*\*. Open Layout w/over 3000+ sqft Living Space, 3+1 Bdrms, Bonus Space / Sitting Room, 1 Den/Office, & 3.5 Baths, 2 fireplaces. >>>>Upgrades include Brand New Hot Water Tank, Brand New Fridge, & Brand New Dishwasher. High-end SS Kitchen Appliances, Newer Garage Door, Newer Roofing 2015,