

## 75 Cougar Ridge Heights SW Calgary, Alberta

**MLS # A2266429**



# \$999,900

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cougar Ridge                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,880 sq.ft.                                                             | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Environmental Reserve, No Neigh |               |                   |

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|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl                                                                                                                                                                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Walk-Up To Grade                                                                                                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                                                                   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Primary Downstairs, Separate Entrance, Solar Tube(s), Walk-In Closet(s), Wet Bar |                   |     |
| <b>Inclusions:</b> | NA                                                                                                                                                                                                |                   |     |

Nestled on a quiet cul-de-sac, this beautifully updated bungalow backs onto walking paths and green space, offering peaceful city views. From the spacious foyer, you'll be welcomed into an open-concept main floor featuring a chef's kitchen with abundant cabinetry, generous counter space, and a large central island. The bright living room showcases a two-way fireplace and oversized picture windows that capture the outdoor scenery. The primary suite provides a relaxing retreat with a fireplace, soaker tub, separate shower, and skylight. A unique upper loft offers a perfect space for a den or study, complete with a private balcony for quiet moments. The walk-up lower level is ideal for entertaining, featuring a large family room with a wet bar, two additional bedrooms, a full bathroom, ample storage, and full air conditioning. Close to downtown, transit, schools, parks, and amenities, this exceptional home blends style, comfort, and convenience in one of the city's best locations.