



# 11 Cougar Plateau Circle Calgary Alberta

\$1,088,000

Amazing Greystone Custom Built Home in the Promontory Estates. OVER 3,800 SQUARE FEET OF TOTAL LIVING SPACE. The Foyer greets you with an impressive High Ceiling. Central Air Conditioning. The Main Level features lovely hardwood flooring, a spacious open floor plan, and a 9 Foot Ceiling. The Magnificent Kitchen features Granite Counter Tops and Island, Tiled Backsplash, Stainless Steel Appliances, a Gas Stove, plenty of Lovely Cabinetry, a large island, a Built-in Desk, and a Lovely Walkthrough Pantry. The Formal Dining Room Features built-in shelves, and shares a Wonderful Double Sided, Tile Surrounded Built-in Gas Fireplace with the Stunning Family Room. The Casual Dining Area offers a View on the Private South Facing Backyard. Fully Finished Garage with Newer Flooring, Insulated, Heated, with Extra Storage. ALL BATHROOMS FEATURE GRANITE FINISHINGS. BUILT-IN SPEAKERS in the Kitchen, Formal Dining Room, Family Room, and Bonus Room. The Upper Level features a Magnificent Bonus Room with a Vaulted Ceiling, a Laundry Room with a Sink, a Full Bathroom, 3 Large Bedrooms, and a Built-in Work Station. The Large Master Bedroom Features a Walk-in Closet, and an Electric Built-in Fireplace. The Master Ensuite features 2 Sinks, a Separate Shower, and a Jetted Tub. The Fully Developed Lower Level Features a Large Recreational Room, a Bedroom, and a Full Bathroom. The Lower Level Bathroom Features a Large Shower, Glass Backslash, and a Sauna. Newer Furnace (2019), Newer Hot Water Tank (2020). Rough-in for tankless hot water on demand. Close to Walking Paths, Parks, Schools, Shopping, and C.O.P. Easy Downtown Access. Near Bow Trail/Stoney Trail. (id:6769)

4pc Bathroom 8.42 Ft x 4.92 Ft  
5pc Bathroom 13.42 Ft x 8.58 Ft  
Bedroom 13.50 Ft x 12.33 Ft  
Bedroom 11.25 Ft x 14.00 Ft  
Bonus Room 19.92 Ft x 13.00 Ft  
Laundry room 8.42 Ft x 5.50 Ft  
Office 6.75 Ft x 4.83 Ft  
Primary Bedroom 17.92 Ft x 14.58 Ft

Bedroom 12.83 Ft x 15.08 Ft  
Recreational, Games room 16.42 Ft x 28.58 Ft  
Storage 12.83 Ft x 13.42 Ft  
Other 7.83 Ft x 5.25 Ft  
2pc Bathroom 8.25 Ft x 5.08 Ft  
Breakfast 11.92 Ft x 12.08 Ft  
Dining room 15.67 Ft x 13.17 Ft  
Foyer 8.42 Ft x 7.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Other 12.58 Ft x 5.67 Ft

Kitchen 14.50 Ft x 13.33 Ft

3pc Bathroom 11.33 Ft x 8.75 Ft