



## 281 Cougar Ridge Drive Calgary Alberta

\$300,000

Exceptionally rare and highly sought-after, this end-unit pet-friendly (up to 2 dogs/cats) townhome with a single attached garage boasts pride of ownership with its pristine and newly renovated condition! Step into this contemporary 760 square foot bungalow-style townhome with brand new flooring and fresh paint! The open-concept layout, complete with 9-foot ceilings, on-demand hot water system, in-floor heating, and a covered balcony with a gas line, sets the stage for modern living. The spacious living room offers a generously sized windows, while the adjacent eating area seamlessly flows into the kitchen. Equipped with a tasteful tile backsplash, plenty of cupboards and a convenient pantry, the kitchen is a dream! The primary bedroom is bathed in natural light thanks to its large windows. You'll appreciate the walk-in closet and the full 4-piece bathroom. For added convenience, there is in-suite laundry at your disposal. With remarkably low condo fees of just \$255 per month, you'll have more to spend on the things that matter. Additionally, a full-length driveway accommodates a second vehicle and ample visitor parking spaces are available. Situated in a prime location in Cougar Ridge, you'll find everything at your doorstep. Enjoy a short commute to downtown and the proximity to COP, playgrounds, schools, West Springs Village shopping, and an abundance of other amenities. This property offers the ultimate blend of modern comfort and unbeatable location! (id:6769)

Foyer 9.00 Ft x 5.08 Ft

4pc Bathroom .00 Ft

Kitchen 11.00 Ft x 10.75 Ft

Dining room 8.17 Ft x 8.00 Ft

Living room 14.83 Ft x 12.58 Ft

Primary Bedroom 11.58 Ft x 9.25 Ft

Laundry room 4.42 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

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(CENTRAL)**

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