



## 318 Cougar Ridge Drive Calgary Alberta

\$814,900

Prime Location in Cougar Ridge: Proximity to excellent private and public schools, including the Waldorf School, Canada Olympic Park (Winsport), and easy access to downtown, Ring Road, shopping, and the Rockies. Upgrades include: Hardwood flooring throughout the main and second floors. New modern lighting and updated quartz countertops in the kitchen and bathrooms. New backsplash in kitchen. PLUS over the past five years the vinyl siding, roof shingles & hot water tank were replaced. The interior garage was drywalled and insulated. Functional Design: The open floor plan is complemented by a spacious kitchen with stainless steel appliances, a dining room with a three-sided fireplace, and a large deck and patio perfect for summer gatherings. Family-Friendly Spaces: The main floor includes a office nook for your kids to study. Upstairs boasts three good-sized bedrooms, a bonus room for flexible use, and a luxurious primary suite with a walk-in closet and updated ensuite. Versatile Basement: The finished basement offers a rec area, a bar with built-in cabinets for entertaining, and space for a potential fourth bedroom. This home is perfect for families seeking comfort, style, and convenience in one of Calgary's most sought-after neighborhoods. Don't miss the chance to view this exceptional property! Book with your favourite realtor. (id:6769)

Family room 23.75 Ft x 17.33 Ft

4pc Bathroom 10.67 Ft x 4.50 Ft

Furnace 14.00 Ft x 8.92 Ft

Kitchen 11.00 Ft x 14.00 Ft

Dining room 11.00 Ft x 10.75 Ft

Living room 14.00 Ft x 14.00 Ft

Foyer 8.92 Ft x 5.00 Ft

Office 8.00 Ft x 3.92 Ft

Other 10.00 Ft x 5.00 Ft

2pc Bathroom 5.67 Ft x 4.42 Ft

Bonus Room 19.00 Ft x 12.00 Ft

Laundry room 8.00 Ft x 4.83 Ft

Primary Bedroom 14.58 Ft x 12.00 Ft

Bedroom 10.00 Ft x 9.67 Ft

Bedroom 10.00 Ft x 10.00 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

4pc Bathroom 11.00 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.realdave.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
[ctimos@telus.net](mailto:ctimos@telus.net)