



## 60 Cougar Ridge Landing Calgary Alberta

\$849,900

Beautiful executive bungalow in a charming lock-and-leave villa-style complex. This former showhome is loaded with upgrades! Over 2,080 sq. ft. of developed space includes 3 bedrooms + a den (all on the main level!). Never worry about parking thanks to 3 stalls, 1 of which is tandem granting room for 4 vehicles! Inside this gorgeous sanctuary are soaring ceilings, gleaming engineered hardwood floors and extra corner windows for abundant natural light. Geothermal heating and cooling ensure your comfort in any season. Grand vaulted ceilings and a floor-to-ceiling stone-encased fireplace in the living room come together to create a relaxing atmosphere. Culinary adventures are inspired in the dream kitchen featuring quartz countertops, a plethora of full-height cabinets, a gas cooktop, stainless steel appliances, soft-close hinges, a unique dumbwaiter and a massive island with a raised breakfast bar to casually gather. Host large or intimate events in the adjacent dining room nestled amongst windows. The expansive west-facing back deck encourages a seamless indoor/outdoor lifestyle for weekends spent lounging or summer barbecues with friends. An enclosed den provides a tucked away work or study space. All 3 bedrooms are on this level including the primary oasis - a true owner's retreat with corner windows, a large walk-in closet and a private ensuite that will leave you feeling spoiled daily. Dual vanities, a deep soaker tub, a separate oversized shower and tons of incorporated storage add to the allure of this incredible space. A large rec room in the finished basement is the perfect flex space for a media room, a home gym or hobby area. Further adding to your comfort and convenience are in-suite laundry, a private storage room in the garage and visitor parking throughout the complex. Phenomenally located within walking distance to schools, transit and several parks. ...

Family room 18.00 Ft x 9.75 Ft

Living room 11.67 Ft x 10.67 Ft

Kitchen 15.08 Ft x 8.58 Ft

Dining room 11.67 Ft x 6.83 Ft

Den 10.17 Ft x 6.08 Ft

Laundry room 5.50 Ft x 3.50 Ft

Other 6.42 Ft x 5.75 Ft

Primary Bedroom 17.25 Ft x 11.50 Ft

Bedroom 12.83 Ft x 10.17 Ft

Bedroom 13.00 Ft x 9.00 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

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

Listing Presented By:



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