



94 Cougar Plateau Way Calgary Alberta

\$699,000

****OPEN HOUSE CANCELLED**** Welcome to your new home in the sought after community of Cougar Ridge!

This home has been lovingly maintained by the original owners including major improvements like NEW ROOF 2022 AND HOT WATER TANK 2024. With over 2250 sq ft of DEVELOPED LIVING SPACE, this FULLY FINISHED home features an open concept floor plan and a beautiful all-seasons sun room, your DREAM HOME awaits! Step into a bright and spacious entry way and be greeted by soaring open to above ceilings. There is also a large front closet and a powder room conveniently tucked away at the end of the hall. The heart of the home features a large kitchen with an island and plenty of cabinet storage including a must-have pantry. Enjoy nearly new appliances! DISHWASHER AND STOVE ARE 2022 and MICROWAVE IS 2023. The sunny dining area easily accommodates a large dining table for entertaining and family meals. Move into the living room which features a gas fireplace and plenty of space for spending time with the family. The main floor is complete with the stunning four-season sunroom. Surrounded by large windows and skylights, this space can be used as an additional living space, play room, home office and a perfect spot for your morning coffee while you sit by the fireplace. Head to the upper where you will find the primary room complete with an ensuite and walk-in closet, two generously sized secondary bedrooms with large windows and a full bath with plenty of storage and counter space. The FULLY FINISHED basement has egress windows making a fourth bedroom a simple addition if desired. It is also roughed in for a future bathroom. The laundry completes the lower level. This home also an UNDERGROUND SPRINKLER SYSTEM, and a beautiful PRIVATE east facing backyard. All of this close to schools, 15 minutes from downtown Calgary, the Foothills Hospital and U of C, minutes from the Stoney Tr...

Recreational, Games room 21.83 Ft x 22.92 Ft

Kitchen 13.83 Ft x 15.00 Ft

Living room 12.50 Ft x 14.33 Ft

Dining room 8.92 Ft x 9.58 Ft

Sunroom 17.25 Ft x 13.67 Ft

Primary Bedroom 11.67 Ft x 12.67 Ft

Bedroom 11.58 Ft x 11.17 Ft

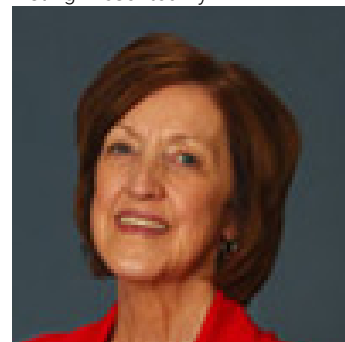
Bedroom 11.08 Ft x 10.75 Ft

4pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:
Real Broker



CIR

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