



# 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

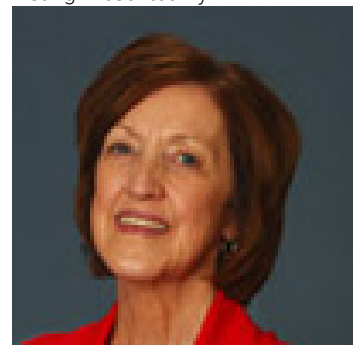
Bedroom 11.08 Ft x 10.75 Ft

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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