



111 Cougar Plateau Circle Calgary Alberta

\$1,249,000

Exceptional two-storey home in The Promontory of Cougar Ridge, perfectly positioned on the quiet and coveted Cougar Plateau Circle, an exclusive area with a limited number of homes. With undeniable curb appeal and thoughtful updates throughout, this five-bedroom home offers warm, elegant living with space to gather, and retreat. Step through the grand, vaulted foyer into a bright, smartly laid-out main floor. The spacious, light-filled kitchen, updated in 2022 has large west facing windows, a massive island, generous cupboard space, and stainless steel appliances including a Wolf induction cooktop, Electrolux multi function double wall oven, Miele dishwasher, and Samsung refrigerator. The kitchen boasts a sunny eating area and adjacent is a relaxed family space with a gas fireplace and coffered ceiling, complemented by an open formal dining room, making this level ideal for entertaining or for day to day family living. A walk-through pantry flows into a convenient mudroom with built ins and an additional laundry hookup. A versatile main floor bedroom features a vaulted ceiling, full closet and with the large windows it would make a great home office. Upstairs the home continues to impress with a large bonus room flooded with natural light, anchored by a second fireplace. The expansive primary retreat boasts room for a sitting area, a walk-in closet with built-ins, and a renovated (2020) spa-inspired ensuite with in-floor heating, a freestanding soaker tub, walk-in shower, double vanity and water closet. Two spacious bedrooms, each with walk-in closets share an updated bathroom (2021) with glossy tile and stone countertops. The fully finished lower level is equally inviting, featuring a generous gathering space with a built in bar, perfect for games or movie nights. An additional bedroom, three-piece bath, and an office round off this lower level. Outdoors, the cozy ...

Primary Bedroom 18.25 Ft x 14.92 Ft

Other 7.42 Ft x 11.25 Ft

5pc Bathroom 11.25 Ft x 16.17 Ft

Bedroom 11.33 Ft x 12.00 Ft

Bedroom 10.50 Ft x 11.08 Ft

5pc Bathroom 11.33 Ft x 8.00 Ft

3pc Bathroom 8.58 Ft x 6.92 Ft

Furnace 14.92 Ft x 17.67 Ft

Living room 18.83 Ft x 13.00 Ft

Kitchen 16.17 Ft x 11.08 Ft

Dining room 14.92 Ft x 10.00 Ft

Bedroom 9.92 Ft x 14.00 Ft

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Listing Presented By:



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Family room	19.00 Ft x 15.67 Ft	Foyer	11.33 Ft x 11.67 Ft
Recreational, Games room	33.75 Ft x 18.33 Ft	Breakfast	18.25 Ft x 9.17 Ft
Office	8.83 Ft x 10.08 Ft	2pc Bathroom	7.92 Ft x 3.00 Ft
Bedroom	14.50 Ft x 13.58 Ft		