



# 15 Cougar Ridge Rise Calgary Alberta

\$898,000

Exceptional Home in a Great Location! LEGAL SUITE WITH SEPARATE ENTRANCE. A Large Foyer greets you with a lovely Art Display. The Main Level Features a Large and Private Den, with French Doors. 9 ft Ceiling and Built-in Speakers through the Main Level. A 2 sided gas Fireplace in the Family room, and Den. The Professional Kitchen Features Granite Counter Tops and Island, higher cabinets, New Stainless Steel Appliances, a Gas Stove, Glass tiled backsplash, and a Walk-in Pantry. The large Dining Room offers a view on the West Facing Private Backyard, and access to the large deck and patio. Gas line to BBQ. The upper level features a Bonus Room with a Lovely Wet Bar, a Full Bathroom, and 3 Large Bedrooms. The Large Master Bedroom Features a Walk-in Closet, an Ensuite with Separate Shower and Jetted Tub. The Lower Level is a LEGAL SUITE. It Features 9 ft ceiling, Full Kitchen with Granite Counters, Stainless Steel Appliances, a Full Bathroom, a Bedroom with Built-in Shelves, Living and Dining areas, separate laundry and furnace. Freshly painted Double car garage includes lots of built in shelves for storage. NEW PAINT. NEW CARPET. NEW WATER TANK. NEW SINK (Ensuite). NEW FIXTURES. Walk to C.O.P, Close to Parks, and Schools. Easy Downtown Access. (id:6769)

4pc Bathroom 8.75 Ft x 5.92 Ft  
 4pc Bathroom 11.17 Ft x 11.58 Ft  
 Bedroom 9.92 Ft x 10.75 Ft  
 Bedroom 9.42 Ft x 12.00 Ft  
 Bonus Room 17.83 Ft x 12.92 Ft  
 Other 4.75 Ft x 4.75 Ft  
 Laundry room 7.92 Ft x 6.17 Ft  
 Primary Bedroom 13.67 Ft x 16.50 Ft  
 4pc Bathroom 4.92 Ft x 9.25 Ft

Bedroom 10.75 Ft x 14.67 Ft  
 Kitchen 7.58 Ft x 15.17 Ft  
 Recreational, Games room 14.08 Ft x 22.67 Ft  
 Storage 7.50 Ft x 16.50 Ft  
 2pc Bathroom 4.83 Ft x 4.75 Ft  
 Dining room 10.83 Ft x 10.50 Ft  
 Kitchen 10.83 Ft x 14.83 Ft  
 Living room 12.08 Ft x 16.75 Ft  
 Den 9.50 Ft x 13.17 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate (Central)

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