



# 222 Cougar Plateau Mews Calgary Alberta

\$879,000

Welcome to this BEAUTIFUL 2-STOREY HOME located in the highly sought-after community of COUGAR RIDGE. With over 3000 SQUARE FEET of DEVELOPED LIVING SPACE, including a FULLY FINISHED BASEMENT and a DOUBLE ATTACHED GARAGE, this home offers ample room for a large family. The OPEN CONCEPT DESIGN of this home creates a spacious and inviting atmosphere, perfect for entertaining and everyday living. The main floor boasts a FORMAL DINING ROOM, a large living room with a cozy fireplace, and a bright breakfast nook. The kitchen features modern appliances, plenty of cabinet space, pantry, and a convenient center island. One of the highlights of this home is the bonus room on the second floor, which offers a privacy door, making it a versatile space that can be used as a home office, media room, or play area. The master bedroom is generously sized and features a walk-in closet and a 4 piece ensuite bathroom. In addition to the bedrooms on the upper level, this home also offers two additional rooms in the basement that can be used as bedrooms, providing extra flexibility for a growing family or for guests. With a separate entrance to the basement, this home also offers the potential for a mortgage helper illegal suite, providing an opportunity for additional income. The interior of the home has been recently updated, with FRESH PAINT, NEW CARPETS, and hardwood floors throughout the main level, creating a modern and stylish aesthetic. The large windows throughout the home allow for an abundance of natural light, creating a warm and welcoming ambiance. Cougar Ridge is a premium community known for its excellent location and amenities. It is in close proximity to an INTERNATIONAL and SPORTS SCHOOLS, making it an ideal choice for families with children. The community is also conveniently located near Canada Olympic Park, offering a range of recreational activities for outdoor enth...

- Recreational, Games room 14.25 Ft x 30.17 Ft
- Other 9.83 Ft x 7.50 Ft
- Other 9.83 Ft x 11.42 Ft
- 3pc Bathroom 8.83 Ft x 8.17 Ft
- Furnace 8.17 Ft x 11.75 Ft
- Kitchen 9.00 Ft x 11.33 Ft
- 2pc Bathroom 7.58 Ft x 2.67 Ft
- Laundry room 6.58 Ft x 6.25 Ft
- Bedroom 10.67 Ft x 10.00 Ft
- Bonus Room 14.67 Ft x 13.83 Ft

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

Listing Presented By:



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Living room 15.50 Ft x 9.08 Ft  
Family room 16.00 Ft x 14.33 Ft  
Foyer 14.33 Ft x 12.17 Ft  
Dining room 11.42 Ft x 7.83 Ft  
Breakfast 9.00 Ft x 8.42 Ft

Bedroom 10.67 Ft x 9.50 Ft  
Primary Bedroom 11.83 Ft x 13.58 Ft  
4pc Bathroom 10.67 Ft x 8.50 Ft  
4pc Bathroom 10.75 Ft x 8.25 Ft