



## 273 Cougartown Circle Calgary Alberta

\$799,000

**\*\*RENOVATED KITCHEN & BATHROOMS\*\*** Discover luxury and comfort in this beautifully maintained 4-bedroom, 3 1/2 -bathroom home, featuring professionally renovated kitchen and bathrooms (2022). Located in desirable Cougar Ridge, this home offers easy access to parks and pathways, nearby schools, amenities, and the new Stoney Trail expansion, making life simpler and more convenient. An extended driveway and inviting front entry welcome you home. The main floor showcases stunning hardwood flooring and new carpet throughout. The grand, lofted entryway and open floorplan create a warm and welcoming atmosphere, highlighted by a cozy gas fireplace. The spectacular island kitchen boasts quality quartz countertops, recessed lighting, stainless-steel appliances (2024 Refrigerator), and a corner walk-through pantry with ample storage. Fresh hexagon tiles add a stylish touch. Upstairs, the oversized bonus room and extended hallway lead to the second and third bedrooms and a 4-piece bathroom. The elegant primary bedroom is spacious enough for a king bed and features a gorgeous 4-piece ensuite with a deep soaker tub, stall shower, quartz countertops, and an undermount sink. The basement includes another full bathroom, an additional bedroom, and a versatile space perfect for exercise or flex activities. The mudroom with washer and dryer leads to the double garage. The backyard is ideal for summer BBQs and gatherings, creating a perfect setting for making lasting memories. This home exudes pride of ownership, ready to be passed on to you. Imagine your family living here, surrounded by other families who share the same quality of life in West Calgary. Close to top-rated SW schools like Calgary Waldorf, The Edge, Webber & Calgary Academy, Calgary French & International school as well as fantastic restaurants, shopping, and more. Plus, excellent access to the mountains via the new Stoney ...

Recreational, Games room 15.75 Ft x 13.75 Ft

Bedroom 10.92 Ft x 10.83 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Furnace 13.92 Ft x 9.92 Ft

Storage 8.00 Ft x 4.00 Ft

Other 5.67 Ft x 2.92 Ft

Laundry room 6.92 Ft x 5.42 Ft

2pc Bathroom 5.92 Ft x 4.92 Ft

Bonus Room 14.25 Ft x 10.92 Ft

Primary Bedroom 12.17 Ft x 11.92 Ft

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

Listing Presented By:



Originally Listed by:  
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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Foyer	12.00 Ft x 5.00 Ft	Other	6.00 Ft x 4.00 Ft
Living room	16.25 Ft x 11.42 Ft	4pc Bathroom	10.33 Ft x 8.67 Ft
Other	11.08 Ft x 10.92 Ft	Bedroom	11.33 Ft x 10.50 Ft
Pantry	5.92 Ft x 3.92 Ft	Bedroom	10.42 Ft x 9.00 Ft
Dining room	11.42 Ft x 7.92 Ft		