



453 Cougar Ridge Drive Calgary Alberta

\$819,900

Welcome to your home in desirable Cougar Ridge! This great location is just steps from the Waldorf School, and a short drive to several public and private schools. This beautiful home boasts an incredible, spacious, landscaped yard, a year around deck with wood roofed gazebo that has screens and curtains, a raised garden, and a patio situated in a private backyard with no neighbours behind the home. With nearly 2,700 sq ft of developed living space, this three-bedroom, two and a half bath home shows pride of ownership and has been immaculately maintained. The open floor plan offers functionality and versatility for your family with many great features, starting at the front curb with beautiful stone accents, mature trees and a charming raised flower garden off the front deck—perfect for your morning coffee. With an attached two car garage (with new garage door), you have all the space you need for bikes, tools and both cars. Entering through the front door, you are greeted with a spacious foyer, a large room for dining, office or play room, and a convenient large half bath. Entire interior has been freshly painted. Hardwood floors lead you to the heart of the home, where the main living room is ideal for entertaining. Custom arches lead to the natural stone fireplace which provides a central focal point, creating a cozy atmosphere. PLEASE NOTE: Hardwood floors in living room and kitchen are being refinished by end of July. The kitchen boasts a family sized raised eating bar with a generous-sized wet island, a large pantry, eat in space, and maple cabinetry. Oversized windows allow for plenty of natural light, and have Hunter Douglas blinds to protect furniture from sunlight. Upstairs, you will be impressed with its fantastic layout and use of space, offering a massive bonus room with vaulted ceilings, and built in projection and screen system, perfect for an enter...

Laundry room 2.29 M x 1.63 M

Bonus Room 5.79 M x 4.12 M

Primary Bedroom 3.81 M x 3.51 M

Bedroom 3.66 M x 2.90 M

Bedroom 3.35 M x 3.05 M

4pc Bathroom 2.74 M x 1.52 M

4pc Bathroom 3.66 M x 2.13 M

Recreational, Games room 7.32 M x 4.72 M

Furnace 3.96 M x 2.59 M

Kitchen 3.81 M x 3.66 M

Dining room 3.35 M x 2.74 M

Living room 5.03 M x 3.96 M

Den 3.81 M x 2.74 M

2pc Bathroom 2.74 M x 1.52 M

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.realdave.ca/>



Real Estate Professionals Inc.

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

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