



12 Cougar Ridge Landing Calgary Alberta

\$639,000

Welcome to a truly exceptional opportunity in the desirable community of Cougar Ridge. This well-located complex, situated near Old Banff Coach Road, features this unique end unit within a highly sought-after 4-plex building. This townhome offers an expansive 2,365+ square feet of meticulously maintained living space, complete with 3 bedrooms and 3.5 bathrooms. The main level showcases elegant hardwood flooring throughout the living and dining areas. The kitchen and all baths have been upgraded with stylish granite countertops. The home boasts brand new, high-end Samsung and LG appliances (refrigerator, microwave, electric stove, and dishwasher). The upper floor features two spacious bedrooms with freshly replaced carpeting, plus a versatile hardwood-floored loft area. The basement is fully and professionally developed, adding significant value and living space with a large family room, a third bedroom, and a 4-piece bathroom. Ample storage space is also available. Enjoy the convenience of an attached single-car garage and an additional dedicated parking stall right in front of the unit. Its excellent location provides easy access to downtown and public transit, making it ideal for the commuter. (id:6769)

Bedroom 18.17 Ft x 14.83 Ft

Bonus Room 18.17 Ft x 14.83 Ft

4pc Bathroom 8.08 Ft x 8.33 Ft

Primary Bedroom 16.50 Ft x 11.75 Ft

Other 9.00 Ft x 5.83 Ft

5pc Bathroom 8.92 Ft x 9.00 Ft

Recreational, Games room 16.58 Ft x 13.50 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Bedroom 11.50 Ft x 10.00 Ft

Other 7.92 Ft x 5.58 Ft

Kitchen 14.25 Ft x 11.17 Ft

Dining room 15.75 Ft x 10.58 Ft

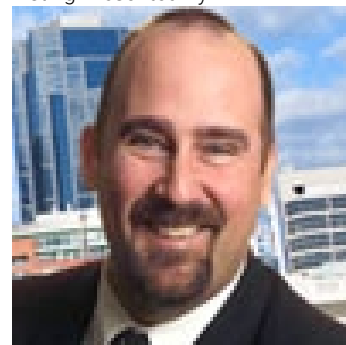
Living room 14.50 Ft x 14.33 Ft

Laundry room 4.58 Ft x 5.25 Ft

2pc Bathroom 5.50 Ft x 5.83 Ft

Other 7.50 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

<https://jasonchoirealestate.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca