



## 14 Cougar Ridge Bay Calgary Alberta

\$648,888

For more information, please click on Brochure button below. Beautifully maintained family home in a price location! This inviting 3-bedroom, 2.5-bathroom residence is nestled on a quiet cul-de-sac in the sought-after Cougar Ridge neighborhood. Only moments from top-rated schools like the French and International School, parks, trails, and easy access to both Stoney Trail and downtown Calgary via the West LRT. The home's open-concept design, featuring rich hardwood floors, offers a bright and airy atmosphere, with large picture windows framing the recently developed, low-maintenance backyard, complete with a fire pit area for those cozy evenings outdoors. A sun-drenched staircase with sunburst windows adds a touch of elegance. The spacious master suite boasts a walk-in closet and a private ensuite, while all bedrooms offer generous space. Upgrades like a new water tank and furnace ensure comfort and energy efficiency. You'll also enjoy a double attached garage, a large kitchen and dining area, plus access to a deck and fenced yard for outdoor living. This is a single-family home with no condo fees -- ideal for those looking for comfort and convenience! HOA fees yearly \$120. (id:6769)

Primary Bedroom 13.08 Ft x 11.08 Ft

Bedroom 11.25 Ft x 11.92 Ft

Bedroom 11.75 Ft x 9.50 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Furnace 10.00 Ft x 9.00 Ft

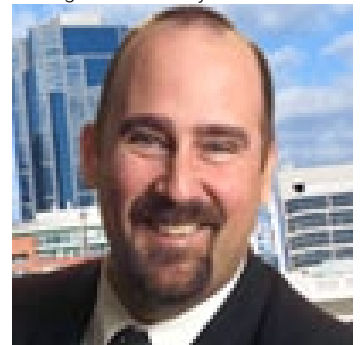
Kitchen 11.42 Ft x 10.75 Ft

Living room 16.67 Ft x 14.08 Ft

Dining room 10.75 Ft x 3.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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Easy List Realty

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

**RE/MAX Realty Professionals**

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