



# 273 Cougartown Circle Calgary Alberta

\$789,000

Welcome to Your Dream Home in Cougar Ridge Step into luxury and comfort with this impeccably maintained 4-bedroom, 3.5-bathroom home in the sought-after community of Cougar Ridge. Lightly lived in and lovingly updated, this home offers the perfect blend of modern elegance and family-friendly functionality. A Home That Impresses from the Start The inviting extended driveway and welcoming front entry lead into a stunning space with hardwood floors, new carpet throughout, and a lofted grand entryway that fills the home with natural light. The open-concept main floor features a cozy gas fireplace, ideal for creating warm memories on cooler evenings. A Kitchen You'll Love to Cook In The professionally renovated island kitchen (2022) is a chef's dream, complete with quartz countertops, recessed lighting, stainless steel appliances (including a brand-new refrigerator in 2024), hexagon tile accents, and a walk-through pantry for ultimate convenience. The Perfect Layout for Your Family The upper floor is your personal retreat, featuring a spacious bonus room, two generously sized bedrooms, and a 4-piece bathroom. The primary suite is a haven of relaxation with ample space for a king bed, a luxurious ensuite with a deep soaker tub, and sleek quartz finishes. The fully developed basement is ideal for grown children, guests, or hobbies, offering a fourth bedroom, a full bathroom, and a flexible space perfect for workouts or movie nights. Outdoor Living at Its Best The backyard is made for summer fun, from family BBQs to unforgettable evenings with friends. A Lifestyle of Convenience Nestled near top-rated schools (Waldorf and French International), excellent restaurants, shopping, and medical amenities, this location also offers quick access to the mountains via the Stoney Trail expansion. Pride of Ownership Lovingly cared for by its current owners, this home is ready to welcome its next fa...

Recreational, Games room 4.80 M x 4.19 M

Bedroom 3.33 M x 3.30 M

4pc Bathroom 2.31 M x 1.50 M

Furnace 4.24 M x 3.02 M

Storage 2.44 M x 1.22 M

Foyer 3.66 M x 1.52 M

Other 1.73 M x .89 M

Laundry room 2.11 M x 1.65 M

2pc Bathroom 1.80 M x 1.50 M

Bonus Room 4.34 M x 3.33 M

Primary Bedroom 3.71 M x 3.63 M

Other 1.83 M x 1.22 M

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

Listing Presented By:



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### RE/MAX Realty Professionals

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Living room 4.95 M x 3.48 M

Other 3.38 M x 3.33 M

Pantry 1.80 M x 1.20 M

Dining room 3.48 M x 2.41 M

4pc Bathroom 3.15 M x 2.64 M

Bedroom 3.45 M x 3.20 M

Bedroom 3.18 M x 2.74 M