



## 281 Cougar Ridge Drive Calgary Alberta

\$539,999

Rare chance to own a 3 bed/3 bath main-level bungalow in highly sought-after Cougar Ridge. Pet friendly, and with low condo fees, and over 1800 square feet of living space, this airy unit overlooks the park offering an abundance of natural light on both the main level and below. The main floor features 9' ceilings, hardwood floors and a large open plan. The modern U-shaped kitchen with raised breakfast bar, features timeless white cabinetry and stainless appliances. The large and open dining and living areas separate the 2 main floor bedrooms and overlook the serene green space of the park next door. UPGRADES INCLUDE: newer (2023) kitchen appliances and backsplash, backsplash and countertops in all bathrooms, and all new light fixtures for upper level. The large primary bedroom includes a walk-in closet that extends further for storage or seasonal wear and a convenient 4-piece ensuite. The other side of the main living area features an attached single garage and a second bedroom (currently an office) as well as another 4-piece bathroom. This room is flexible as a home office, den, or second/spare room, making this home suitable for different stages of life. The basement offers additional living space with a spacious laundry area, a large family/rec room, plus a third bedroom with walk in closet, and a 3-piece bath. Perfect for teens or as a guest room. Three large egress windows brighten the lower space. Completing this wonderful home is a secluded patio area, with barbecue gas line, nestled in the trees. Privacy is provided by mature trees to keep you cool in the summer and adding charm in the winter. Plenty of room for guests to street park close to the unit as well as visitor's parking in the complex. Close to transit and the convenience of restaurants and shopping in the West 85th or Signal Hill/Westhills shopping areas, Cougar Ridge also offers many options f...

Recreational, Games room 33.17 Ft x 19.25 Ft

Bedroom 16.83 Ft x 11.42 Ft

Laundry room 12.50 Ft x 8.00 Ft

3pc Bathroom 7.83 Ft x 8.42 Ft

Furnace 10.17 Ft x 6.33 Ft

Kitchen 7.67 Ft x 11.92 Ft

Dining room 12.50 Ft x 15.75 Ft

Living room 13.50 Ft x 13.42 Ft

Primary Bedroom 12.00 Ft x 13.17 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Bedroom 12.42 Ft x 9.00 Ft

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

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