



40 Cougar Ridge Heights Calgary Alberta

\$1,199,000

Former Jayman Showhome in Cougar Ridge offering over 3,000 sq.ft. of bright, well-designed living space with a fully finished walkout basement. The main floor features 9 ft ceilings, hardwood floors, and an open kitchen with granite counters, stainless steel appliances, and an island. A few steps up, a cozy bonus room provides a bright flex space. Upstairs includes three bedrooms, a primary bedroom with walk-in closet and 5-piece ensuite with double sinks, a second full bathroom with double sinks, and a large office. The walkout basement has large windows, two bedrooms (one with high ceilings), a full bathroom, a spacious rec area, and a living room with floor-to-ceiling stone fireplace and bar. Additional features include a finished and insulated garage, new water heater, new washer, updated basement flooring, A/C, central vac, sound system, and a mature treed yard. Located on a quiet street near a pond, scenic trails, and top amenities. (id:6769)

Family room 17.25 Ft x 15.00 Ft

Recreational, Games room 20.50 Ft x 13.08 Ft

Bedroom 13.67 Ft x 8.00 Ft

Bedroom 11.50 Ft x 10.17 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 13.42 Ft x 11.92 Ft

Dining room 14.00 Ft x 9.00 Ft

Other 11.25 Ft x 11.00 Ft

Living room 19.00 Ft x 15.00 Ft

Foyer 10.00 Ft x 8.33 Ft

Bonus Room 13.42 Ft x 9.00 Ft

Laundry room 10.42 Ft x 8.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Den 12.00 Ft x 7.33 Ft

Primary Bedroom 13.08 Ft x 12.92 Ft

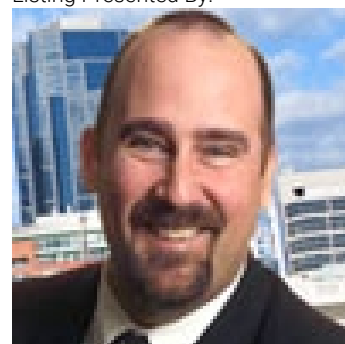
Bedroom 12.00 Ft x 10.00 Ft

Bedroom 9.92 Ft x 9.58 Ft

5pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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