



54 Cougar Ridge Bay Calgary Alberta

\$669,500

Tucked into a quiet CUL DE SAC in the highly sought after community of COUGAR RIDGE, this four bedroom, three and half bath home has been meticulously kept by its ORIGINAL OWNERS. Large windows throughout bring in an abundance of natural light, and the EAST FACING BACKYARD offers a bright start to every morning. Upstairs, the primary bedroom includes a walk in closet and private ensuite, with two more bedrooms and a full bathroom completing the level. The lower level adds a family room and a fourth bedroom, which is also ideal for a gym or home office. Recent updates include new vinyl plank flooring, carpet, and tile on the main and upper levels within the last five years, along with new shingles in March 2024. Garage overhead door was upgrade several years ago to a metal door. The LARGE, PRIVATE YARD is a standout feature, complete with a storage shed, a deck with a gas line for entertaining, and established plantings including an apple tree, black currant shrubs, raspberry bushes, and a small garden. Surrounded by walking paths, green space, and the Paskapoo Slopes natural reserve, Cougar Ridge offers a family friendly atmosphere with top rated schools, parks, and quick access to Stoney Trail, 85th Street, Bow Trail, Winsport, and Aspen Landing. BOOK YOUR SHOWING TODAY. (id:6769)

3pc Bathroom 6.58 Ft x 7.67 Ft

Recreational, Games room 13.67 Ft x 12.00 Ft

Bedroom 10.33 Ft x 16.17 Ft

Furnace 7.00 Ft x 8.83 Ft

2pc Bathroom 3.00 Ft x 7.17 Ft

Living room 13.75 Ft x 16.83 Ft

Kitchen 11.67 Ft x 10.75 Ft

Dining room 11.25 Ft x 10.17 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

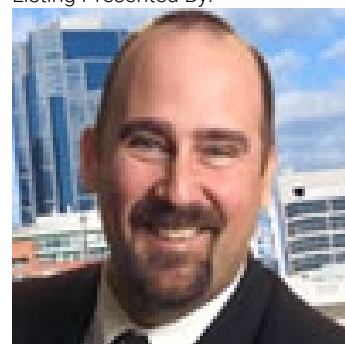
Bedroom 12.00 Ft x 9.50 Ft

Bedroom 11.50 Ft x 12.17 Ft

Primary Bedroom 13.17 Ft x 11.58 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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RE/MAX Realty Professionals

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