

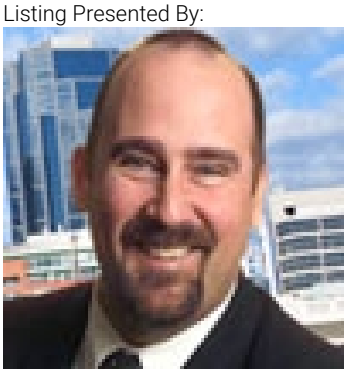
71 Cougarstone Court Calgary Alberta

$785,000

PRICE REDUCTION ALERT! A RARE FIND! WELCOME TO AN AMAZING HOME CLOSE TO A WALKING PATH, IN A QUIET LOCATION! PRIDE OF OWNERSHIP! OVER 2,800 SQUARE FEET OF DEVELOPED LIVING SPACE! CENTRAL AIR CONDITIONING. THE MAIN LEVEL GREETS YOU WITH ART DISPLAY, AND A LOVELY DEN/LIVING ROOM. THE KITCHEN FEATURES STAINLESS STEEL APPLIANCES, A GAS STOVE, A WALKTHROUGH PANTRY, LOVELY CABINETRY AND BACKSPLASH, GRANITE ISLAND AND COUNTER TOPS. THE DINING ROOM OFFERS A VIEW ON THE BRIGHT SOUTH FACING BACKYARD. THE MAGNIFICENT FAMILY ROOM FEATURES A BRIGHT 2 STORY HIGH CEILING, AND A WONDERFUL BUILT-IN TILE SURROUNDED GAS FIREPLACE. THE UPPER LEVEL FEATURES A LARGE BONUS ROOM, A FULL BATHROOM, AND 3 LARGE BEDROOMS. THE PRIMARY BEDROOM FEATURES A WALK-IN CLOSET, AND AN ENSUITE WITH HIS/HERS SINKS, A SEPARATE SHOWER, AND JETTED TUB. THE LOWER LEVEL FEATURES A LARGE RECREATION/PROJECTION ROOM, A FULL BATHROOM, AND A BEDROOM. CLOSE TO C.O.P, PARKS, SCHOOLS, SHOPPING, STONEY TRAIL, BOW TRAIL. EASY DOWNTOWN ACCESS. **Inspection report available** **Some Digital Virtual Staging*** (id:6769)

4pc Bathroom 7.50 Ft x 4.92 Ft
5pc Bathroom 8.50 Ft x 11.67 Ft
Bedroom 9.67 Ft x 12.50 Ft
Bedroom 10.92 Ft x 9.17 Ft
Bonus Room 16.83 Ft x 13.67 Ft
Primary Bedroom 13.75 Ft x 14.83 Ft
3pc Bathroom 7.83 Ft x 4.92 Ft
Bedroom 11.92 Ft x 13.42 Ft
Recreational, Games room 22.75 Ft x 14.33 Ft
Storage 8.08 Ft x 6.58 Ft
Other 12.75 Ft x 12.42 Ft
2pc Bathroom 4.75 Ft x 4.33 Ft
Dining room 11.08 Ft x 7.83 Ft
Family room 13.83 Ft x 14.92 Ft
Foyer 8.42 Ft x 4.25 Ft
Hall 5.08 Ft x 3.08 Ft
Kitchen 11.08 Ft x 12.42 Ft
Laundry room 6.00 Ft x 10.17 Ft
Living room 13.42 Ft x 12.42 Ft

Listing Presented By:



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