



## 90 Cougarstone Close Calgary Alberta

\$780,000

Fantastic opportunity to live in the desirable SW community of Cougar Ridge! This two-storey family home has a total of four bedrooms and has a playground across the street. The main floor features an open kitchen with island, dining area and corner pantry. The kitchen opens up to the living room space with fireplace and large windows letting in plenty of natural light. Door access from the kitchen brings you outside to the large deck space (same width as the house!), with steps down to a low maintenance paved yard space! Main floor also has laundry/bathroom and a mudroom with access to the double attached, heated garage. Upstairs, the large bonus room gives you plenty of space to relax, with plenty of natural light from the street facing window and ceiling skylight. There are three bedrooms upstairs along with a four-piece bathroom, with the primary bedroom featuring a walk-in closet and four-piece ensuite. Downstairs, you will find a family room, bedroom and four-piece bathroom. Great location and only blocks away from Stoney Trail access! Plenty of other amenities nearby such as shopping, restaurants, schools (including Calgary French & Internation School), Cougarstone Park and Winsport! Don't miss out, call Realtor today! (id:6769)

Bonus Room 17.00 Ft x 17.67 Ft  
Bedroom 11.92 Ft x 9.00 Ft  
Primary Bedroom 12.00 Ft x 13.67 Ft  
Other 4.67 Ft x 7.17 Ft  
4pc Bathroom 4.92 Ft x 9.00 Ft  
4pc Bathroom 8.50 Ft x 4.92 Ft  
Bedroom 8.50 Ft x 12.17 Ft  
Bonus Room 17.00 Ft x 17.67 Ft  
Bedroom 8.92 Ft x 10.67 Ft

Family room 11.58 Ft x 15.75 Ft  
4pc Bathroom 4.92 Ft x 7.58 Ft  
Other 7.25 Ft x 8.92 Ft  
Dining room 13.08 Ft x 7.50 Ft  
Living room 8.50 Ft x 12.25 Ft  
Kitchen 11.75 Ft x 9.83 Ft  
2pc Bathroom 8.67 Ft x 5.17 Ft  
Other 3.08 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:  
Seller Direct Real Estate

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca