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COUGAR RIDGE



83

COUGARSTONE COURT, SW

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HOUSE OF REAL ESTATE

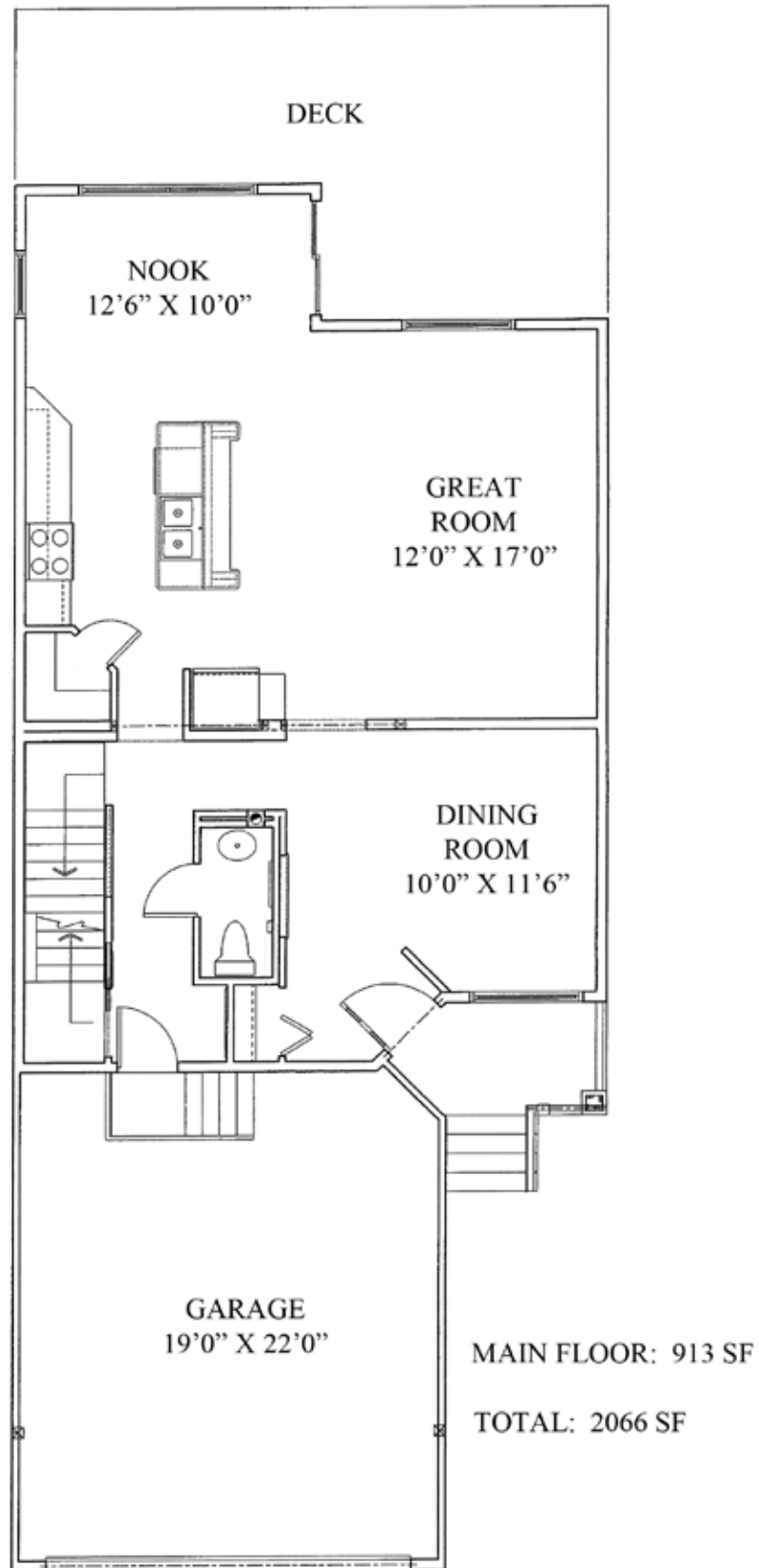
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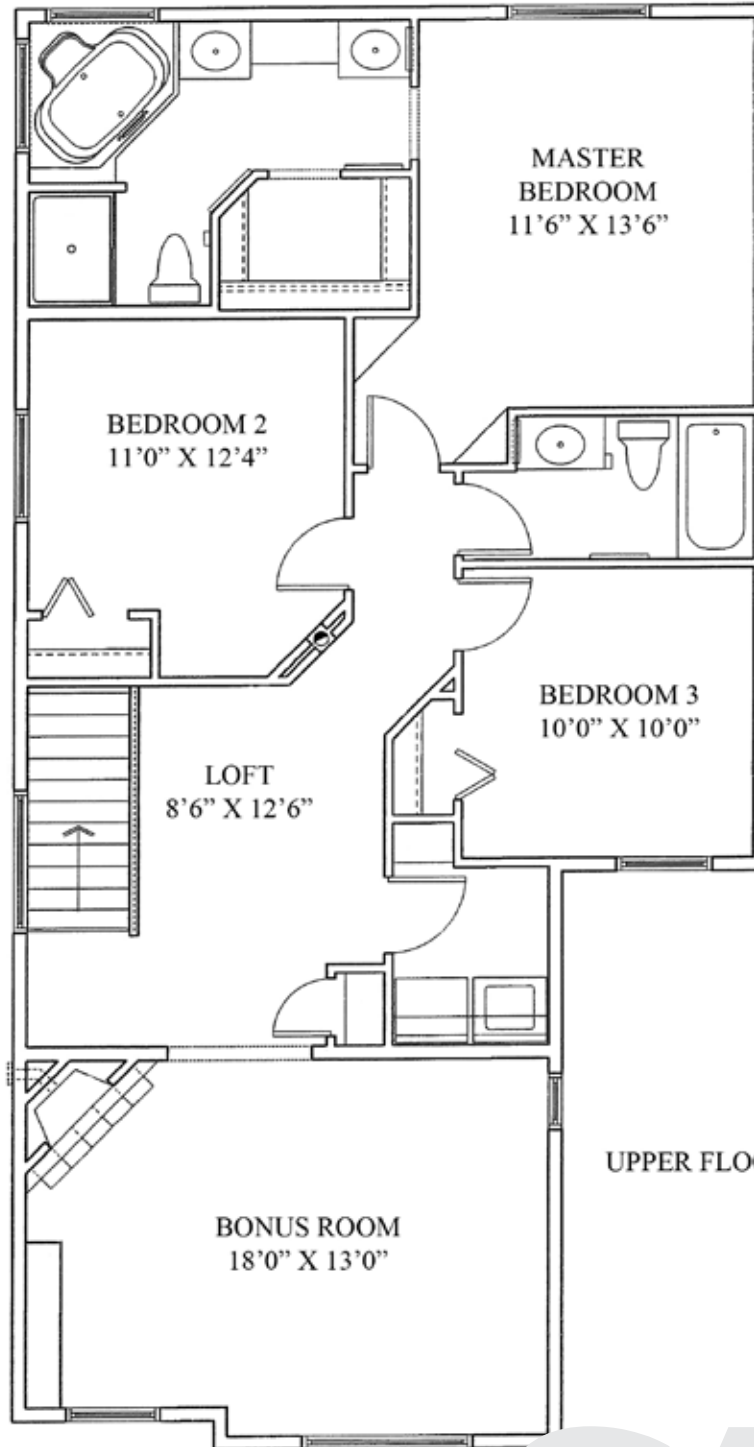


Chat with guests or family in the Great Room as you prepare dinner in the open-planned kitchen. Making meals will be a breeze with all the prep space on the large central island and granite countertops.



The spacious bonus room boasts a wall of custom built-in storage and a cozy corner gas fireplace. Host movie night for family and friends in this great space.





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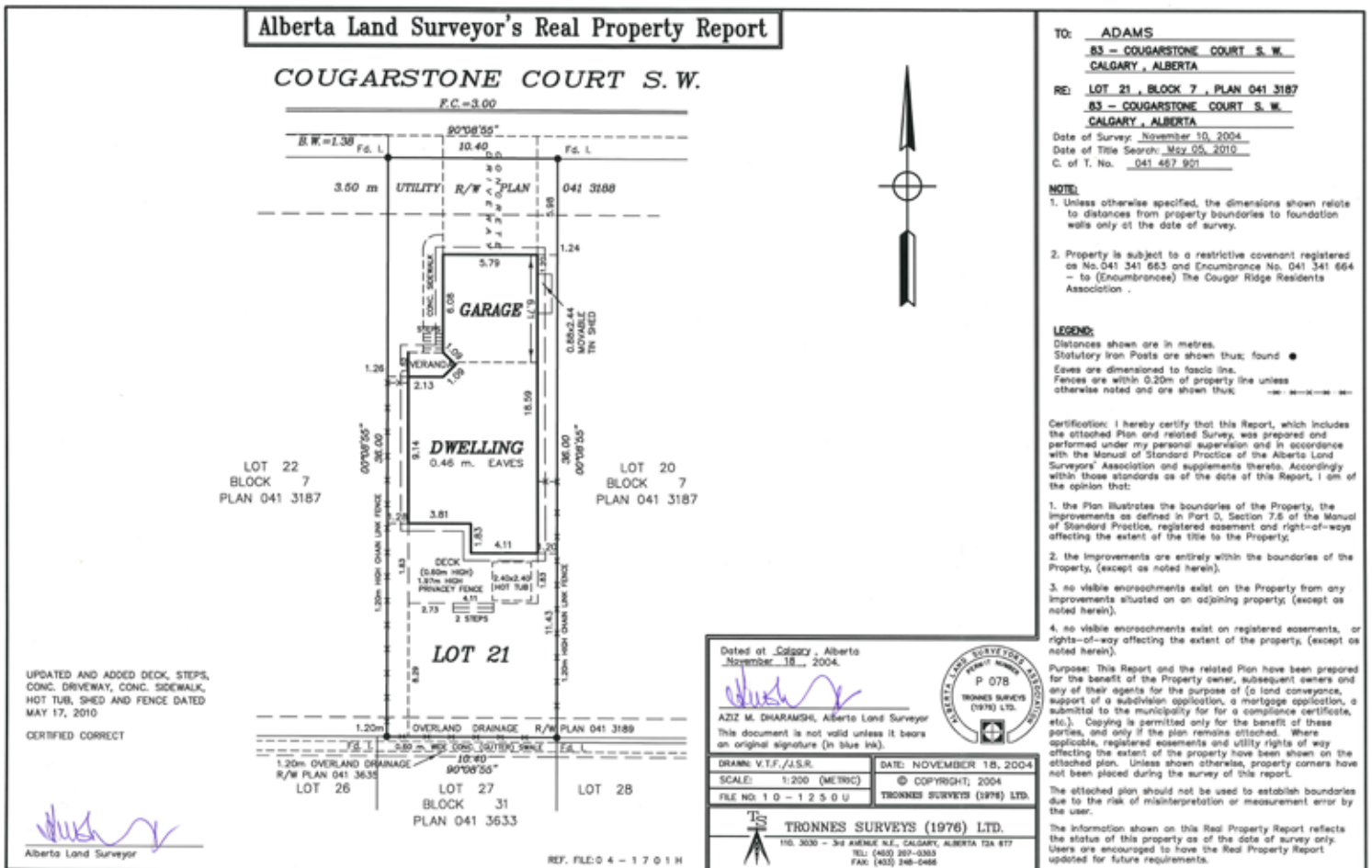
With gleaming hardwood flooring and stylish sconce lighting, this front flex space could easily accommodate a formal dining room set or a home office, depending on your family's needs.



The gorgeous hardwood continues into this bright Great Room which boasts a cozy corner gas fireplace and convenient access to the adjoining kitchen.



The back deck was designed with entertaining in mind. It has tons of room for a BBQ and patio set and boasts privacy walls all around including a removable screen for the top of the stairs.



PROPERTY FEATURES

District:	C071 – Cougar Ridge	MLS:	C3502790
Legal:	Plan 0413187, Block 7, Lot 21	Rooms:	7/3 & Bonus Room
Zoning:	R-1	Taxes:	\$3,060 (2011)
Occupancy:	Vacant	Year Built:	2004

Style:	2 Storey	PRICE:	\$519,000
Lot:	34' x 118' (10.4m x 36m)	Front Exposure:	North
Size:	2066 SF (191.9 m2)	Landscaped:	Yes
(Lower):	796 SF (74.0 m2)	Fenced:	Yes
Flooring:	Hardwood, tile, cork, carpet	Exterior:	Vinyl, stone
Heating:	Forced-Air (1)	Roof Type:	Asphalt shingles
Fireplace:	Yes (2) gas-fuelled	Possession Date:	10 days/negotiable

MAIN LEVEL		UPPER LEVEL	
Flex Room:	11'6" x 10'0"	Loft:	12'6" x 8'6"
Great Room:	17'0" x 12'0"	Bonus Room:	18'0" x 13'0"
Kitchen:	13'0" x 12'6"	Master Bedroom:	13'6" x 11'6"
Nook:	12'6" x 10'0"	Bedroom 2:	11'0" x 10'0"
Rec Room (bsmt):	25'0" x 17'0"	Bedroom 3:	10'0" x 10'0"
		Den (bsmt):	10'0" x 10'0"
Bathrooms:	(4) 1 - Two piece, 1 - Three piece, 1 - Four piece, 1 - Five piece ensuite		
Basement:	Full: Fully finished to include rec room & den with cork flooring and a full bath		
Parking:	Double attached garage with remote door access (19'0" x 22'0")		

INCLUDED IN PRICE

White kitchen appliances to include: Kenmore flat top range, Kenmore French door fridge with freezer drawer, Samsung OTR microwave, Kenmore dishwasher and garburator; also included are all of the window coverings, vacuum system & all attachments, alarm system, water softener and (1) garage door opener with (1) remote

REMARKS

Great location on a quiet street, walking distance to Calgary Waldorf school. This wonderful home (2066 + 796 sq ft) features a flex room with hardwood flooring that could be used as a formal dining room. The foyer has tile flooring that carries through to the kitchen. The bright open-planned kitchen boasts granite countertops, maple cabinets, corner pantry and centre island with undermount sink and raised breakfast bar. The nook, also with tile flooring, has sliding doors to the large deck. The great room is graced with hardwood flooring and a corner feature gas fireplace with tile surround. A main floor powder room rounds off this level. On the upper floor you'll find a convenient loft space - perfect for a desk for home administration or a homework space for the kids. The spacious bonus room has built-in entertainment unit that is fully wired for a home theatre and a cozy corner gas fireplace. The master bedroom hosts a 5-piece ensuite with walk-in closet, corner soaker tub, separate shower and make-up vanity flanked by his/her sinks. 2 additional bedrooms and a 4-piece bathroom complete the upper level. The basement is finished with cork flooring. There's plenty of space for a games table of your choice and an entertainment centre. There is a convenient Murphy bed for your overnight guests. Also on this level are a 4-piece bath and a den. The sunny south backyard is a great space to entertain with it's spacious deck with privacy screens and large yard. Welcome home to 83 Cougarstone Court SW.

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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