

47 Cougar Plateau Place SW  
Calgary, Alberta

MLS # A2228914



**\$965,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,348 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, No Smoking Home		

**Inclusions:** TV in basement, B/I speakers & receiver

STRIKING, a home you must see! The Promontory.... one of Cougar Ridge's most desirable addresses, and this being a cul de sac, BACKING A PARK, makes this particularly SPECIAL! A GREAT LOCATION, steps to the growing list of shops and services along 85th St, a short walk to Winsport/COP and Calgary French International and offering ease of access to the new Stoney Trail. This two storey offers 3570 sq ft of living space over three levels with 3+2 beds, a Bonus Room/Loft up and 3.5 baths. On the main you will enjoy a generous sense of space, a broad, open plan on the main, a bank of windows to capture the volume of trees out back AND a variety of STRIKING architectural details&hellip; this is a space where you will proudly entertain family & friends. The main level also offer a private home office. Upstairs you will find an open Bonus Room/Loft, perhaps a great study space? The large primary enjoys a 5pc en suite and a view overtop of the yard and park in back. The two additional beds up are well-sized and share ab 4pc bath. The lower level has ben fully developed and the striking custom built-ins carry through here, from the main level. There is an inviting family room, theatre space down where the large TV, B/I speakers & receiver are included. There are two additional beds down, as well as a full bath. The rear yard has been beautifully landscaped and features a wonderful deck and patio&hellip;. All of this with a volume of trees, between the property and park in back, providing a PRIVATE & QUIET space for your summer evenings.