

78 Cougar Plateau Way SW  
Calgary, Alberta

MLS # A2311379



## \$739,900

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** n/a

Discover exceptional value in this stunning family home located in the highly sought-after community of Cougar Ridge. The bright, open-concept main floor features sun lighted spaces, hardwood flooring, and a cozy gas fireplace in the spacious living room. Kitchen with stainless steel appliances, and a breakfast bar flowing seamlessly into the sunny dining area. Upstairs, a massive, light-filled bonus room provides the perfect secondary living space. The private primary suite overlooks the backyard and includes a 2-piece ensuite with excellent potential for expansion. Two additional bedrooms and a full 4-piece bathroom complete this level. The fully developed basement serves as an ideal guest or teen retreat, offering a large family room and a bedroom with a walk-in closet and a private 4-piece ensuite. Outside, enjoy a fully fenced, private backyard equipped with privacy screens, plus a double attached garage featuring built-in storage and a side entry. Located steps from a playground and minutes from downtown, this home sits close to top-rated schools and premium amenities.