112 Cougarstone Manor SW
Calgary, Alberta

MLS # A2209088

$899,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,257 sq.ft.	**Age:**	2004 (21 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows

Inclusions: N/A

Located in a beautiful suburban neighborhood suitable for all ages. Upgraded German waterproof laminate throughout the entire house. Main Level includes High Ceilings in the foyer, a spacious Den, NEWER washer and dryer, a built-in gas Fireplace in the living room, Stainless Steel kitchen appliances, a NEWER stainless-steel fridge, Granite Counter Tops, along with a Kitchen Island, Large Pantry, and plenty of Cabinetry. The dining room looks out to a Private Fenced Backyard and a gas line for BBQ. Upper Level features include a Large Bonus room, a Primary Bedroom with a Large Walk-in Closet, an Ensuite with a Separate Shower, and a Jetted Tub; and 2 Bedrooms and a Full Bathroom. Undeveloped FULL Basement is perfect for storage or upgrades. This house is close to Bow Trail/Stoney Trail, Schools, and Amenities, as well as Easy Downtown Access.