



35 Cougar Ridge Place SW  
Susanne Harvey Real Estate Marketing





## 35 Cougar Ridge Place SW 2,404 ft<sup>2</sup> 3 3 2

Hands down the ULTIMATE family home! An ideal Cul-De-Sac location in the Paskapoo phase of Cougar Ridge and directly across from Canada Olympic Park. Enjoy easy access to numerous amenities, shops, eateries, schools and just 20 minutes to the Core. This bright and inviting Executive home built by Shane Homes offers a gorgeous and contemporary feel highlighted by a brilliant layout designed for the busy family.

Enter to a spacious foyer that leads to the heart of the home featuring a lovely kitchen complete with stainless steel appliances, shaker style cabinetry, granite countertops and raised breakfast island. The sun soaked dining area is flanked by generous windows with views of the Foothills and NW Calgary plus a huge westerly yard... access the 19.5 x 11ft deck off the dining area. A generous and serene living room features a gas fireplace accented by ceiling height glossy tile and large picture window. The useful main floor den will serve as a great



area for studying or as a home office with thoughtful custom built-in cabinetry and granite work stations. You will appreciate the walk-through pantry and additional storage at the back entrance with a walk-in closet and 2-piece guest bath. Timeless hardwood flooring underfoot and neutral tones ensure a peaceful environment.

The Upper level provides more thoughtful space including a bonus room with vaulted ceilings + a feature wall with space for the TV or use it as a play area. A serene Master Suite offers a huge walk-in closet and lovely 4-piece ensuite with oversized soaker tub, dedicated shower, linen closet, roomy vanity with makeup station and granite counter tops too. The growing family will be thrilled with the large 2nd & 3rd bedrooms - each one offers a walk-in closet plus a study/craft nook off the 2nd bedroom. Spacious 4-piece family bath and efficient upper laundry room with sink. The well laid out lower level offers storage space galore and is partially framed awaiting your design ideas. Many wonderful additions including Central Air Conditioning, heated garage, man door from garage to side yard, dog run, hot and cold outdoor water taps and ceiling speakers throughout main level. Welcome Home!



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**LANDSCAPED** Fully Fenced/Dog Run  
**PARKING** Dbl Garage Attached  
**AGE** 2012  
**FIREPLACE** Living Room/Nat Gas  
**LOT** 577m  
**BEDROOMS** 3  
**BATHROOMS** 2 Full + 1 Half  
**TAXES** \$4,583/2017  
**H.O.A** \$108/ annually

**STYLE** Two Storey  
**MLS** C4160586  
**EXT FINISH** Vinyl Siding/Stone  
**SIZE** 2404 sq.ft  
**ZONING** R-1  
**PLAN** 1210568  
**BLOCK** 5  
**LOT** 25

**GOODS INCLUDED** Electric Stove, Fridge, Dishwasher, Microwave/Hood Fan, Garage Door Opener - 2, Garage Control, Washer, Dryer, All Window Coverings, Central Air Conditioning, Vacuum Cannister and all Attachments, Water Softener

**GOODS EXCLUDED** Wine Fridge

\*\*Measurements to be verified by buyer. Information is presumed to be accurate but not guaranteed\*\*



VERY PROUDLY PRESENTED BY

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