

**176 Cougar Ridge Circle SW  
Calgary, Alberta**

**MLS # A2281923**



# \$749,900

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,777 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Other, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this well-appointed home in the highly desirable community of Cougar Ridge. Featuring three generous bedrooms plus a spacious bonus room, a fully developed basement, and central air conditioning, this home offers exceptional space and comfort for families and professionals alike. Enjoy a wide driveway and a huge backyard, perfect for outdoor living and entertaining. Ideally located close to top-rated schools, parks, and a nearby shopping plaza, with easy access to major routes and amenities. A fantastic opportunity to own in one of Calgary's most sought-after west-side neighbourhoods.