

176 Cougar Ridge Circle SW
Calgary, Alberta

MLS # A2281923



\$749,900

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

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