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**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



32 COUGARSTONE Square, Calgary, Alberta, T3H 5J4, Ca

MLS®# C4046806

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Property Value	\$525,000
Type	House
Style	2 Storey
Basement	Full
Parking	1
Year Built	2004
Living Area	1,930 sq.ft.
Lot Frontage	34.12 ft
Lot Size Area	364 m <sup>2</sup>
Bedrooms	3
Bathrooms	2 full & 1 half

## Description

Welcome to the Cypress built by Morrison Homes. Located in family friendly Cougar Ridge, close to Paskapoo Slopes, COP, West Springs Recreation Center, schools, shopping and easy access to the mountains. This 1930 sq. ft. three bedroom home offers an open concept floor plan. The bright and sunny great room features a gas fireplace, kitchen has plenty of cabinets, corner pantry and large island with breakfast bar. Large windows surround the breakfast nook. The upper level has a spacious Bonus Room with vaulted ceiling, 3 bedrooms and a 4 piece main bath. Master bedroom has a walk-in closet and 4 piece ensuite including a swirl tub. The lower level has been developed with a large rec room and bar plus a powder room. Rear yard offers numerous trees and shrubbery. Custom built aggregate patio with fire pit area. Owner will consider installing a new deck when the weather permits. This home is in mint condition and being sold by the original owner.







