

432 Cougar Ridge Drive SW



Bright, open, sparkling clean three bedroom two storey. Family friendly Floor plan – flex room on main, vaulted ceilings in bonus room up. Enclosed deck in fenced, landscaped yard - perfect for barbeques.

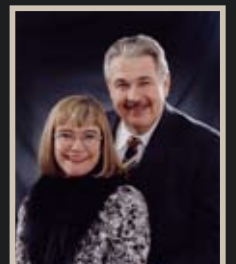


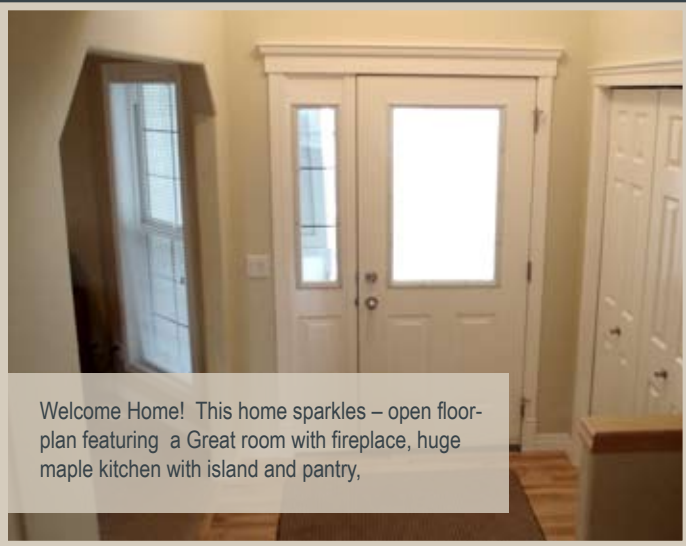
*Ellyn Mendham &
Tom Westcott*
realtors®

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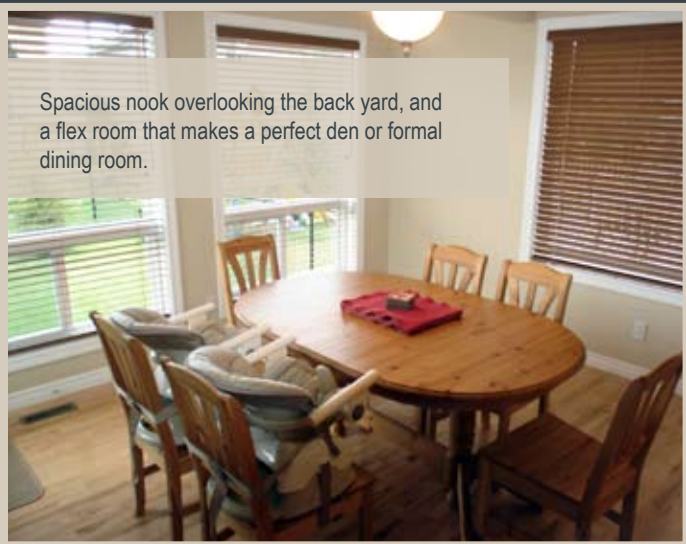
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Welcome Home! This home sparkles – open floor-plan featuring a Great room with fireplace, huge maple kitchen with island and pantry,

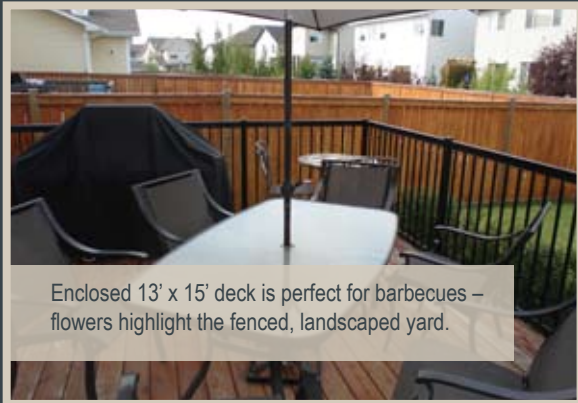


Spacious nook overlooking the back yard, and a flex room that makes a perfect den or formal dining room.



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Upstairs you'll find 3 large bedrooms and a bonus room – both master and the bonus room have vaulted ceilings that add to the open feeling of this home.



Enclosed 13' x 15' deck is perfect for barbecues – flowers highlight the fenced, landscaped yard.



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Address 432 Cougar Ridge Drive SW
District Cougar Ridge - 071
Salesperson Ellyn Mendham & Tom Westcott
Phone 403 259 4141

Price \$487,900
Mortgage T.A.C.T.

Lot 35"x114' pie **Ext Fin** Vinyl / Stone
Landscaped Yes **Heating** Forced Air
Fenced Yes **Flooring** Hardwood. tile.
Style 2 Storey **Home Size** 2209 (205.2 sq.m)
Age 2003 **Fireplace** 1 gas - Great Rm

RPR / Year March 2 2005

Compliance Feb 23 2005

Zoning R-1

Taxes 2008 \$2,403

L. I. Levy None noted

Rooms 8/ 3

Possession 60 days /neg.

Great Rm 15'6"x14'1" **Bonus Rm** 18.0"x13'6"
Kitchen 12'3"x11'2" **Den** 11'4"x10'6"
Nook 11'6"x11'2"

Bathrooms 2.5 - Ensuite (5 pce), Main (4 pce), Powder Rm (2 pce)

Bedrooms Master (15'2"x14'3"), Second (11'5"x9'11"), Third (11'5"x9'0")

Basement Undeveloped

Garage Double attached, insulated and drywalled

Included Refrigerator, electric stove, dishwasher, all window coverings, garage door opener w/two controls, alarm system, water softener

Remarks Bright, SPARKLING CLEAN three bedroom two storey. FAMILY FRIENDLY FLOOR PLAN - open great room design with a flex room that makes an ideal den or formal dining room. The main floor boasts MAPLE HARDWOOD in the entry, hall and kitchen. All the bathrooms and the main floor laundry have TILE FLOORING. The great room is warmed by a GAS FIREPLACE with maple mantle and tile surround. The HUGE KITCHEN has a centre island with breakfast bar, walk-in pantry and stainless steel appliances. Upstairs you'll find the sunny, south facing bonus room (located on the same level as the rest of the upper floor). VAULTED CEILINGS here and in the master add to the open feeling. The large master bedroom has a spa-like 5 piece ensuite and walk-in closet. Two children's bedrooms and a full bath complete the picture. The basement is well laid out for future development. Attached double garage is insulated, drywalled and painted. A 13'x15' deck leads to the fenced, landscaped back yard.

Owner E. & B. Tourigny

Appointments Lister

Leni CBS

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Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

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