# \$899,000 - 45 Cougar Ridge Cove Sw, Calgary

MLS® #A2081628

## \$899,000

5 Bedroom, 4.00 Bathroom, 2,282 sqft Residential on 0.13 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this exceptional 5 bedroom, 3.5 bathroom home in the highly desirable area of Cougar Ridge. Situated on a quiet cul-de-sac, this property offers a serene and private setting, perfect for those seeking a peaceful retreat. With numerous upgrades throughout, this home showcases a blend of modern luxury and timeless charm.

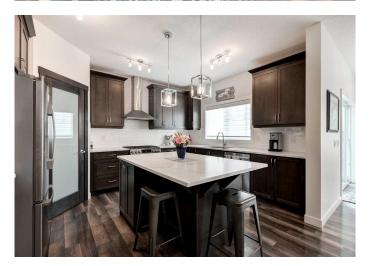
The thoughtfully designed floor plan provides comfortable living and effortless entertaining. The upgraded kitchen is a chef's dream, featuring a center island, stainless steel appliances (including an LG gas range less than a year old), and luxurious quartz countertops and backsplash installed a year ago. The main floor boasts a spacious dining and living area separated by a spectacular 3-sided gas fireplace. Step outside the dining area onto the 350+ sqft composite deck to enjoy your morning coffee and take in city views. A convenient half bath and a generous flex/office space complete the main floor.

Upstairs, you'll find three of the five bedrooms, including a luxurious master bedroom with a 5-piece ensuite and an L-shaped walk-in closet. The three-piece bath has been updated with quartz countertops, and the laundry room is sure to impress. Movie nights are a must in the oversized bonus room.

The professionally developed walkout basement by the builder offers even more







living space. It includes two bedrooms, a 4-piece bath, a flex room, and a rec room that opens to a large covered patio with exposed aggregate. The spacious, fully fenced East-facing backyard is perfect for outdoor activities. The attached double garage is gas heated and wired for 220v. Additional features of this home include central vacuum, an oversized hot water tank, pre-wiring for built-in speakers, and brand new custom Hunter Douglas blinds throughout.

Don't miss the opportunity to own this exceptional home in Cougar Ridge. Schedule a showing today and experience the upgraded features and peaceful location firsthand!

#### Built in 2011

### **Essential Information**

MLS® # A2081628
Price \$899,000
Sold Price \$892,500

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,282
Acres 0.13
Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

# **Community Information**

Address 45 Cougar Ridge Cove Sw

Subdivision Cougar Ridge

City Calgary
County Calgary

Province Alberta
Postal Code T3H 0S5

**Amenities** 

Amenities Other

Parking Spaces 4

Parking 220 Volt Wiring, Double Garage Attached, Garage Faces Front

Interior

Interior Features Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters,

Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Three-Sided

Has Basement Yes

Basement Finished, Walk-Out

**Exterior** 

Exterior Features Private Yard

Lot Description Cul-De-Sac, No Neighbours Behind, Landscaped, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed September 21st, 2023

Date Sold October 25th, 2023

Days on Market 34

Zoning R-1

HOA Fees 110.00

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CENTURY 21 BAMBER REALTY LTD.

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