

\$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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