

\$855,000 - 89 Cougar Ridge Close Sw, Calgary

MLS® #A2083179

\$855,000

5 Bedroom, 4.00 Bathroom, 2,754 sqft
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

BACKS ONTO GREEN SPACE! This remarkable 5-bedroom family residence, nestled in the highly sought-after Cougar Ridge community, boasts over 3,400 square feet of meticulously upgraded living space. Step inside and discover an inviting open floor plan highlighted by gleaming hardwood floors, a cozy gas fireplace, and a chef's dream kitchen.

The kitchen is the heart of this home, featuring a substantial island with breakfast bar, elegant granite countertops, and a newer designer subway tile backsplash. Practicality meets aesthetics with convenient under-counter lighting and a generously sized walk-through pantry, making meal preparation a breeze. One of the standout features of this property is the flood of natural light that pours in from the spacious west-facing backyard, providing a picturesque backdrop of open greenspace â€” a rarity in suburban living.

The main floor is rounded out by a well-designed mudroom, offering ample storage and organizational options for all your outdoor gear, and a flexible flex room that adapts to your needs. There's also a convenient 2-piece powder room.

Upstairs, four spacious bedrooms await, complemented by a 5-piece primary ensuite and a separate 5-piece family bath. A bonus room adds versatility, serving as a cozy retreat or an entertainment hub for the family. The fully finished basement reveals a substantial recreation room/family room,



another full bath, and an additional bedroom, providing you with ample space for leisure and accommodation. Your vehicles will find shelter in the double attached garage during the colder months.

Step outside to your backyard oasis, where you can savor unobstructed views of nature, greenery, and endless blue skies without the presence of rear neighbours.

Built in 2013

Essential Information

MLS® #	A2083179
Price	\$855,000
Sold Price	\$905,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,754
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	89 Cougar Ridge Close Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4E5

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2023
Date Sold	October 29th, 2023
Days on Market	34
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	TINK
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