

\$725,000 - 164 Cougar Ridge Circle Sw, Calgary

MLS® #A2083786

\$725,000

3 Bedroom, 3.00 Bathroom, 2,222 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

This Cougar Ridge home boasts a desirable west-facing backyard, situated in one of the most sought-after blocks in the area. The main floor boasts a seamless flow with a two-way fireplace that elegantly separates the office and family room, enhancing the open floor plan. The spacious kitchen is equipped with stunning granite countertops, adding a touch of luxury to the space. In addition to the granite countertops, it features a full pantry and a convenient eat-up island. What's more, the home has been enhanced with a new roof, providing both aesthetic appeal and peace of mind for years to come. A discreet hallway leads from the kitchen to the mudroom, where you'll find a well-placed powder room. The master suite offers a true retreat, featuring an expansive walk-in closet, a credenza, and a luxurious ensuite bathroom complete with a soaker tub, glassed-in dual shower, dual sinks, and a makeup vanity. The upper floor is intelligently designed and includes two spacious additional bedrooms, a functional office nook, a laundry area, and a bonus room with a second fireplace, perfect for cozy evenings. Outside, the backyard is a charming oasis, beautifully landscaped with trees, a manicured lawn, and an inviting deck designed for entertaining. What truly sets this property apart is the charming gazebo nestled in the backyard, offering a perfect spot for relaxation and outdoor gatherings. Notable upgrades also include a new refrigerator, oven, Bosch dishwasher, as well as a garburator, water



softener system, humidifier, and blinds. Close to great schools including Calgary French & International School, Calgary Waldorf School, West Ridge Jr High & West Springs Elementary, plus Winsport, shopping, parks & walkways nearby, with easy downtown access. Please note Recent Updates: New Roof(2020), Stove(2022) , Refrigerator(2022), Furnace(2018), Hot Water Tank(2018).

Built in 2004

Essential Information

MLS® #	A2083786
Price	\$725,000
Sold Price	\$740,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,222
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	164 Cougar Ridge Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5L2

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Metal
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Few Trees, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 6th, 2023
Days on Market	3
Zoning	R-1
HOA Fees	115.54
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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