

\$849,900 - 140 Cougar Ridge Green Sw, Calgary

MLS® #A2086653

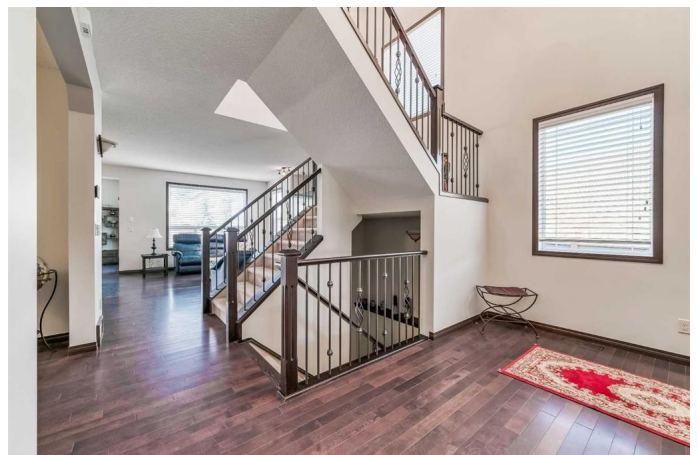
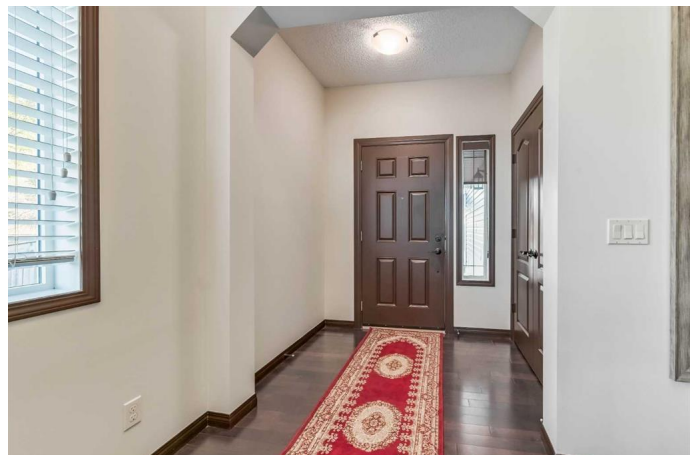
\$849,900

6 Bedroom, 4.00 Bathroom, 2,553 sqft

Residential on 0.13 Acres

Cougar Ridge, Calgary, Alberta

Great value in this lovely turnkey home. Situated in the quiet "Paskapoo" section of Cougar Ridge, a family orientated community loaded with amenities. Excellent floor plan will accommodate many different family configurations and is great for entertaining. Spacious front foyer and rear mudroom. 9'™ ceilings. Hardwood floors throughout the main level. Fresh new paint throughout. Spacious kitchen is highlighted by ample espresso shaker style cabinetry, granite countertops, subway and mosaic tile backsplash plus a walk-in corner pantry. Aspiring gourmets will love the stainless-steel appliance package featuring a built-in wall oven plus a separate full stove. Spacious dining area will accommodate a large table and features garden door access to the sunny rear deck and west yard that backs to a greenspace/walkway. The adjacent living room is complete with a cozy gas fireplace. Main floor office could also serve as a formal dining room or den. Three generous bedrooms up including the primary suite complete with a huge private ensuite bath with corner soaker tub, separate shower, dual sinks, makeup station and large walk-in closet. Large bonus room, a full bath plus a convenient full laundry room round out the top floor. The fully developed basement houses the rec/games room, 3 additional bedrooms, and another full bathroom. Great location is close to many public and private schools, multiple shopping and dining options walking pathways and



parks and so much more. Quick exit west to the mountains and easy access to Stoney trail. The total package home!

Built in 2011

Essential Information

MLS® #	A2086653
Price	\$849,900
Sold Price	\$865,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,553
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	140 Cougar Ridge Green Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0S7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

	Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Close to Clubhouse, Corner Lot, Corners Marked, Greenbelt, Irregular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 20th, 2023
Days on Market	8
Zoning	R-1N
HOA Fees	115.15
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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