

\$1,899,999 - 102 Cougar Ridge View Sw, Calgary

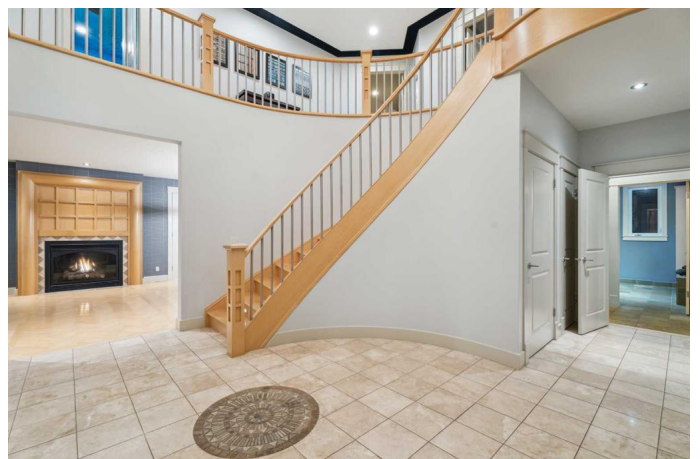
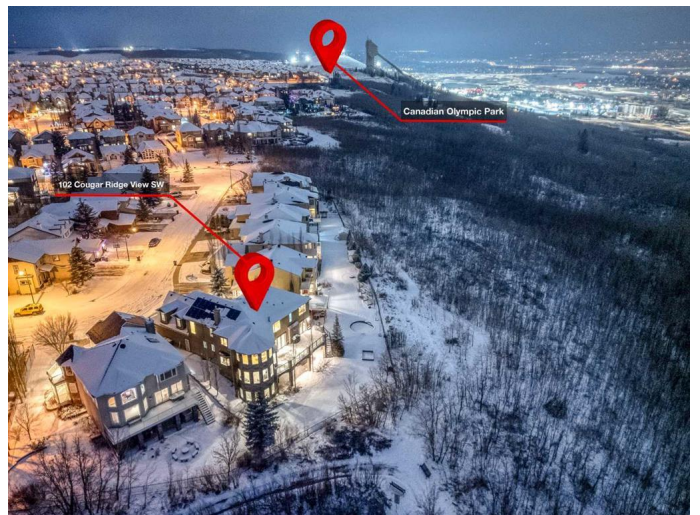
MLS® #A2100414

\$1,899,999

5 Bedroom, 4.00 Bathroom, 4,344 sqft
Residential on 0.22 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 102 Cougar Ridge View SW, Calgary - where luxury living meets breathtaking panoramic views of the entire city! Nestled atop the prestigious Cougar Ridge community, this exceptional home offers an unparalleled lifestyle with its prime location backing onto the serene Paskapoo slopes reserve. With over 6000 square feet of meticulously developed living space, this residence is a testament to refined elegance and modern convenience. The property is equipped with a full off-set solar package and level 2 EV charger, ensuring both eco-consciousness and cost-efficiency for the discerning homeowner. This home has upgrades throughout that elevate every aspect of daily living. From the gourmet chef's kitchen adorned with premium appliances to the opulent master suite, the heated floors in the basement and kitchen, to the oversized entertaining spaces and 40ft deck, no details have been missed. The tall entryway frames the living room and fireplace for your guests, welcoming them with warmth. The open concept main floor allows you to hold attention in the living, dinning and kitchen areas, all at the same time. A large boot room and locker area awaits your family, just inside from the oversized garage. Upstairs you will find 3 large bedrooms in addition to the primary retreat and a bonus room tucked away to provide both children and adults some tranquility. The primary retreat includes a steam shower, large soaker tub, double sided fireplace and



stunning views from every window. The basement space is finished with a theatre room (equipped with all the necessary sound insulation) large open area, a wet bar, 5th bedroom, plus a walk out to your hot tub. Perfectly suited for families, this residence is within close proximity to some of the city's finest schools, ensuring an enriching educational experience for your loved ones. Additionally, outdoor enthusiasts will delight in the immediate access to an extensive pathway system, offering year-round opportunities for recreation and exploration right at your doorstep. You will often wake up to deer in your backyard as you watch the sun rise over downtown and the river valley. Don't miss the opportunity to make this exquisite property your own and experience the epitome of Calgary living. Schedule your private viewing today and discover the endless possibilities awaiting you.

Built in 2001

Essential Information

MLS® #	A2100414
Price	\$1,899,999
Sold Price	\$1,750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,344
Acres	0.22
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	102 Cougar Ridge View Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4X3

Amenities

Parking Spaces	6
Parking	Additional Parking, Driveway, In Garage Electric Vehicle Charging Station(s), Insulated, Oversized, Quad or More Attached, See Remarks, Tandem

Interior

Interior Features	Bookcases, Steam Room
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Garburator, Instant Hot Water, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Glass Doors, Living Room, Mantle, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Landscaped, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 8th, 2024
Days on Market	23
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office Real Broker

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