

\$849,000 - 222 Cougar Plateau Mews Sw, Calgary

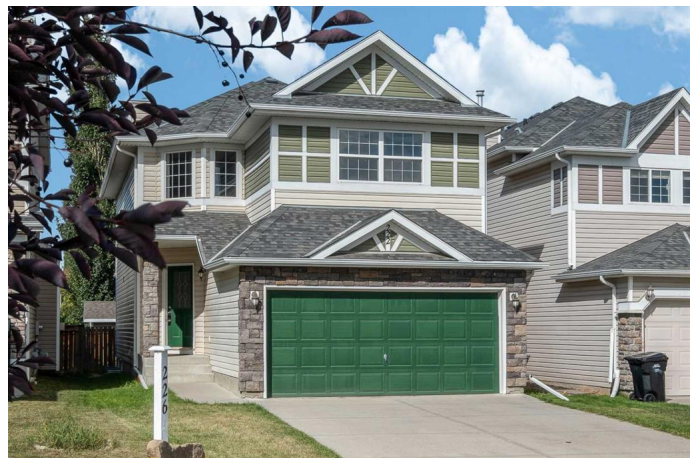
MLS® #A2108493

\$849,000

3 Bedroom, 4.00 Bathroom, 2,106 sqft
Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this BEAUTIFUL 2-STOREY HOME located in the highly sought-after community of COUGAR RIDGE. With over 3000 SQUARE FEET of DEVELOPED LIVING SPACE, including a FULLY FINISHED BASEMENT WITH SEPARATE ENTRANCE and a DOUBLE ATTACHED GARAGE, this home offers ample room for a large family. The OPEN CONCEPT DESIGN of this home creates a spacious and inviting atmosphere, perfect for entertaining and everyday living. The main floor boasts a FORMAL DINING ROOM, a large living room with a cozy fireplace, and a bright breakfast nook. The kitchen features modern appliances, plenty of cabinet space, pantry, and a convenient center island. One of the highlights of this home is the bonus room on the second floor, which offers a privacy door, making it a versatile space that can be used as a home office, media room, or play area. The master bedroom is generously sized and features a walk-in closet and a 4 piece ensuite bathroom. In addition to the bedrooms on the upper level, this home also offers two additional rooms in the basement that can be used as bedrooms, providing extra flexibility for a growing family or for guests. The interior of the home has been recently updated, with FRESH PAINT, NEW CARPETS, and hardwood floors throughout the main level, creating a modern and stylish aesthetic. The large windows throughout the home allow for an abundance of natural light, creating a warm and welcoming ambiance.



Cougar Ridge is a premium community known for its excellent location and amenities. It is in close proximity to an INTERNATIONAL and SPORTS SCHOOLS, making it an ideal choice for families with children. The community is also conveniently located near Canada Olympic Park, offering a range of recreational activities for outdoor enthusiasts. Shopping, professional services, and a selection of restaurants are also easily accessible, providing residents with everything they need just a short distance away. The community's proximity to major transportation routes, including the TransCanada Highway and Stoney Trail, easy commutes to downtown Calgary and other areas of the city, makes it a highly desirable location for professionals and families alike. DON'T MISS THIS EXCELLENT HOME!

Built in 2004

Essential Information

MLS® #	A2108493
Price	\$849,000
Sold Price	\$840,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,106
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address 222 Cougar Plateau Mews Sw

Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5S2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2024
Date Sold	March 8th, 2024
Days on Market	11
Zoning	R-1N
HOA Fees	115.54
HOA Fees Freq.	ANN

Listing Details

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.