

\$899,000 - 20 Cougar Ridge Place Sw, Calgary

MLS® #A2115160

\$899,000

4 Bedroom, 4.00 Bathroom, 2,152 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Nestled in the prestigious community of Cougar Ridge, just off Paskapoo Drive, this stunning property offers an unparalleled blend of luxury, comfort, and convenience. Boasting an ideal location in Southwest Calgary, residents enjoy easy access to a plethora of amenities, natural landscapes, and urban conveniences.

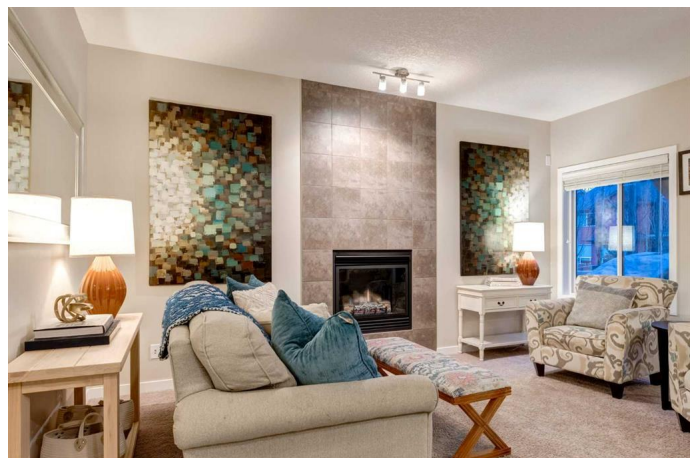
Upon arrival, you'll be captivated by the timeless elegance of this residence. The exterior showcases impeccable landscaping and charm, setting the stage for the beauty that awaits within.

Inside, the home exudes warmth and sophistication. With a spacious floor plan spanning 2,152 sq ft, there is ample room for both relaxation and entertainment as well as 2 office spaces. The interior features high-end finishes, including hardwood flooring, designer lighting fixtures, and custom millwork, creating an atmosphere of refined luxury.

The heart of the home is the gourmet kitchen, which is a culinary enthusiast's dream.

Equipped with top-of-the-line stainless steel appliances, granite countertops, and ample storage space, this kitchen is as functional as it is beautiful. Whether preparing a family meal or hosting a dinner party, this space is sure to impress.

The property offers 3 bedrooms, including a



luxurious primary suite retreat. Complete with a spa-inspired ensuite bathroom and walk-in closet, the primary bedroom provides a peaceful sitting area to unwind at the end of the day. Additional bedrooms are generously sized and offer flexibility to accommodate guests and children. The lower level was thoughtfully designed for the home office or optional guest space with murphy bed behind barn doors, plus a separate private bedroom. Cozy living space and full bathroom complete the lower level.

Outside, the backyard beckons for relaxation and outdoor enjoyment. Featuring a spacious deck area that is perfect for summer barbecues or quiet evenings under the stars.

Conveniently located, this home offers easy access to a variety of amenities. A quick walk to Winsport for skiing, hockey, mountain biking or the gym. From shopping and dining options to recreational facilities and parks, everything you need is just minutes away. Plus, with quick access to major roadways and public transportation, commuting throughout the city is a breeze.

With its luxurious amenities, prime location, and unparalleled beauty, this home is sure to exceed every expectation. Schedule your private showing today and experience the epitome of modern living in Calgary.

Built in 2012

Essential Information

MLS® #	A2115160
Price	\$899,000
Sold Price	\$940,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,152
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	20 Cougar Ridge Place Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0V3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Front Drive

Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 20th, 2024
Days on Market	5
Zoning	R-1
HOA Fees	115.54
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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