

\$475,000 - 304, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2116414

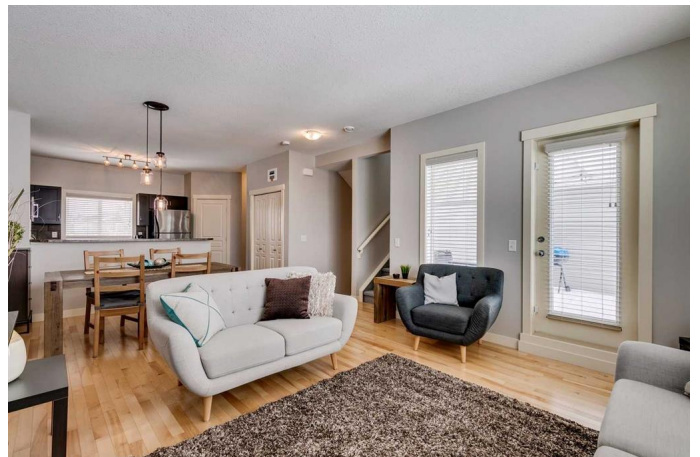
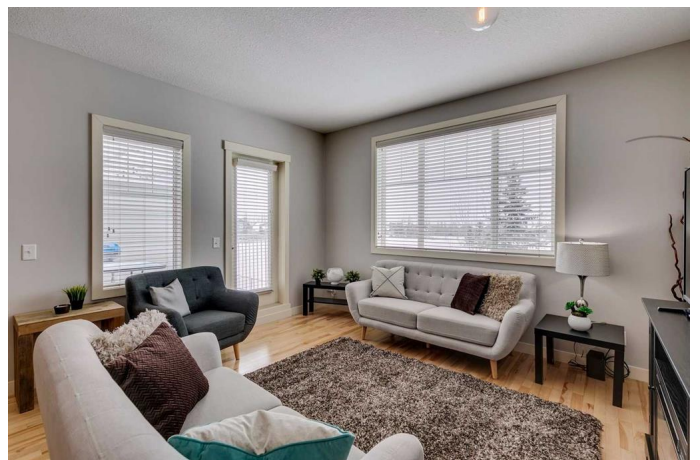
\$475,000

3 Bedroom, 2.00 Bathroom, 1,283 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

BACKING ONTO PARK | 3 BEDROOMS | 9'™ CEILINGS | Fall in love with this AMAZING TOWNHOUSE in the highly sought-after WEST CALGARY community of Cougar Ridge. Open and BRIGHT with OVER 1200 SQ FT of space, is the one you've been waiting for! The main floor features 9'™ ceilings, hardwood floors and LARGE WINDOWS looking out to the park. Unwind in the living area, where the natural light and serene park views create a perfect setting for relaxation and entertainment. French door leads out to the private BALCONY where you can BBQ and soak up the sun. The kitchen boasts maple cabinets, EATING BAR, STAINLESS STEEL appliances, and pantry. You'll enjoy the spacious dining area, ideal for casual meals or big family gatherings. Separate LAUNDRY ROOM with stacked washer/dryer. 2 PC Powder Room. Upstairs relax in your PRIMARY BEDROOM with walk-thru closet. 2 additional bedrooms ideal for family, guest or office space. 4 PC main bathroom. You'll love having ON-DEMAND hot water! Single ATTACHED garage plus room to park in the driveway. NEWER CARPET. NEWER PAINT. PET FRIENDLY. Amazing location. Just minutes to WINSPORT and all the amenities on 85 Street. Easy access to Bow Trail and into the downtown core or jump on the new WEST RING ROAD. Neighbourhood schools, parks, and pathways offer endless outdoor activities, making this the perfect place to call home.



Don't miss out! WATCH 3D TOUR!

Built in 2008

Essential Information

MLS® #	A2116414
Price	\$475,000
Sold Price	\$504,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,283
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	304, 281 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0J2

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings
Heating	In Floor

Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 12th, 2024
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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