

\$495,000 - 1106, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2120733

\$495,000

3 Bedroom, 3.00 Bathroom, 1,053 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Opportunity knocks with this rare chance to own a main-level Bungalow in the highly sought-after Cougar Ridge Villas. This 2,066 total square foot unit features an abundance of natural light from all the south-facing windows on both the main level and below. As you enter, you're greeted by a large open plan with a dining and living area separating two large bedrooms and two full main floor bathrooms. The modern kitchen is inviting with white cabinetry and stone countertops, offering plenty of storage space and room for that inner chef. A main floor dining area leads you to a large and open living room with a fireplace for those cozy winter nights. Privacy in the front is provided by mature trees that keep you cool in the summer and add charm in the winter. Entering the large primary bedroom, you'll find ample space for the largest of bedroom sets and a large closet that extends even further for seasonal wear. The 4-piece attached ensuite finishes this space in your primary retreat. The other side of the main living area features an attached garage and a second bedroom with its very own 3-piece bathroom. Set up as a home office, den, or spare room, it suits all types of buyers. The basement offers an additional 886 sqft of fully furnished living space with built-in laundry, a family room, a huge third bedroom, and its very own 3-piece bath. The egress windows let in so much light that you would be surprised to know you're below grade. Rounding off this wonderful home is a secluded patio area nestled in the



trees and plenty of room for guests to street park. Cougar Ridge itself borders some of the most amazing areas that Calgary has to offer. There are plenty of options for schools in the public, private, and Catholic sectors, as well as for those seeking language immersion. Grocery stores, restaurants, and amenities are just a stone's throw away on 85th street. The all-new ring road is just kilometers away, providing access to all that Calgary has to offer. Head to the Rocky Mountains with Canmore only a 45-minute drive and Banff just 1 hour away. Furthermore, you're only steps from Canada Olympic Park and Winsport facilities for skiing, snowboarding, and other winter sports! Don't miss out on this great opportunity. It's a well-run complex that is fitting for all. Call to view today!

Built in 2006

Essential Information

MLS® #	A2120733
Price	\$495,000
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,053
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	1106, 281 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 0J2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 19th, 2024
Days on Market	8
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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