

\$1,150,000 - 17 Cougar Plateau Point Sw, Calgary

MLS® #A2122194

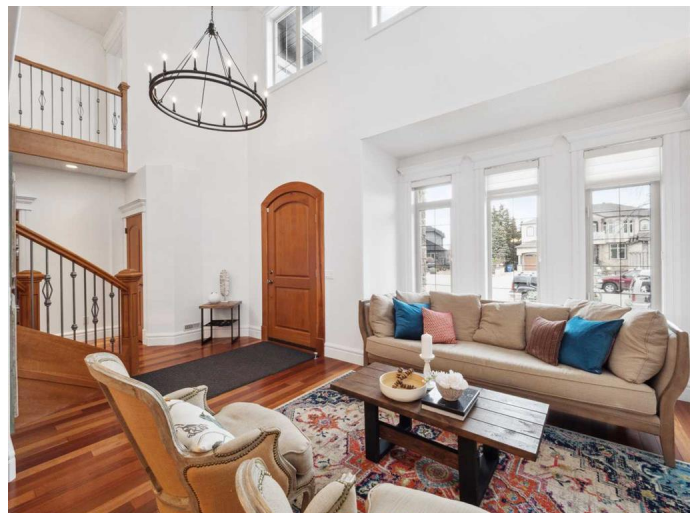
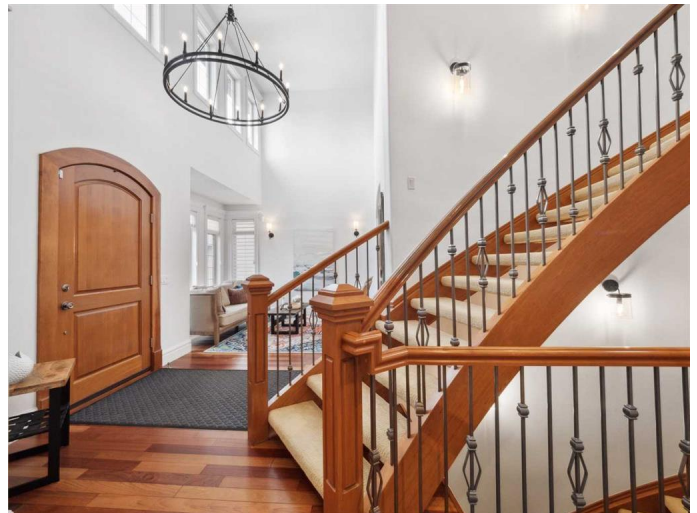
\$1,150,000

5 Bedroom, 4.00 Bathroom, 2,748 sqft

Residential on 0.12 Acres

Cougar Ridge, Calgary, Alberta

Custom built family home with over 4000 sq/ft of living space, situated on a cul-de-sac in the esteemed 'Promontory Estates' neighborhood within Cougar Ridge. Enjoy stunning city views and serene pathways in this coveted area just steps from your doorstep! This 5-bedroom, 4½-bathroom home is a sight to behold. As you approach the tranquil cul-de-sac, you'll be captivated by the beautiful stone exterior, cherry wood doors, and meticulously landscaped yard with underground sprinklers. The main level welcomes you with its open layout, soaring 9 ft ceilings, designer light fixtures, and exquisite Brazilian cherry wood flooring. The grand living room boasts a two-story ceiling that floods the space with natural light, while the adjacent dining room highlights the meticulous craftsmanship evident throughout this custom-built residence. The gourmet kitchen is a chef's dream, featuring granite countertops, cherry wood cabinetry, stainless steel appliances, an island, and ample storage. The bright eating area leads to the cozy family room with cherry built-ins, providing access to the expansive outdoor deck, den, 2-piece bathroom, and laundry area. Heading upstairs, you'll find a flex/reading room with charming skylights and a private balcony overlooking the backyard. The spacious primary suite offers bay windows and a luxurious spa-like 5-piece ensuite. Three additional generously sized bedrooms, one with balcony access and a private ensuite, along with a 4-piece bathroom complete this



level. The fully finished lower level has in-floor heating, a large rec room, built-ins, a wet bar, and a versatile media room/exercise space. Additionally, there is an extra bedroom and a 4-piece bathroom. Notable features include basement in floor heating, two furnaces, A/C, two large hot water tanks, brand new light fixtures throughout, an expansive paint job, brand new garage door system, and a Premierone stone textured garage floor. This exceptional home offers a remarkable living experience both inside and out! Close to COP, mountain access, schools, parks, shopping, pathways, and more. Don't miss out on the opportunity to see this extraordinary property!

Built in 2006

Essential Information

MLS® #	A2122194
Price	\$1,150,000
Sold Price	\$1,188,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,748
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	17 Cougar Plateau Point Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 5S7

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Wired for Sound

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Awning(s), Balcony, Barbecue

Lot Description Back Lane, Cul-De-Sac, Front Yard, Many Trees, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2024

Date Sold April 16th, 2024

Days on Market 5

Zoning R-1

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Solutions

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.