

\$850,000 - 168 Cougar Ridge Manor Sw, Calgary

MLS® #A2123465

\$850,000

4 Bedroom, 4.00 Bathroom, 2,100 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Nestled within a tranquil neighborhood, this elegant two-storey residence exudes contemporary charm and luxurious comfort. The main floor, adorned with new hardwood flooring meticulously installed on December 23, seamlessly integrates style and functionality. Dark cabinets in the kitchen create a striking contrast, complemented by granite countertops and stainless steel appliances, including an Over-the-Range microwave for culinary convenience. The main floor den with plush carpeting, adds a touch of warmth to the living space. Ascend the staircase to the upper level, where three bedrooms await. The primary bedroom boasts a five-piece ensuite with tastefully tiled flooring, adding a touch of opulence to the retreat. The main bathroom, with a four-piece configuration that combines durability with sophistication. A generously sized bonus room on the upper-level beckons for relaxation and entertainment, offering a versatile space for various activities. Meanwhile, the basement, thoughtfully developed by the esteemed builder Shane Homes, accommodates a family room, an additional bedroom, and a four-piece bath, providing an extra dimension to the living space. The residence maintains its original charm with a roof, furnace, and water tank that have stood the test of time. In both the front and back yards, underground sprinklers enhance the landscape, contributing to the overall curb appeal. Positioned in a fabulous location, the west-facing backyard invites



residents to enjoy the beauty of the setting sun. Conveniently located, the home offers easy access to the vibrant shopping district on 85th, Stoney Trail, and the Trans Canada Highway, providing a gateway to the majestic Rockies. The home is located just a short distance to Canada Olympic Park and there are incredible schools in the neighbourhood as well! This meticulously designed and well-maintained residence seamlessly combines modern aesthetics with practical living, offering a haven for both relaxation and entertainment for any family.

Built in 2012

Essential Information

MLS® #	A2123465
Price	\$850,000
Sold Price	\$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,100
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	168 Cougar Ridge Manor Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0V4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 26th, 2024
Days on Market	8
Zoning	R-1
HOA Fees	115.54
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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