

\$799,999 - 200 Cougartown Close Sw, Calgary

MLS® #A2124049

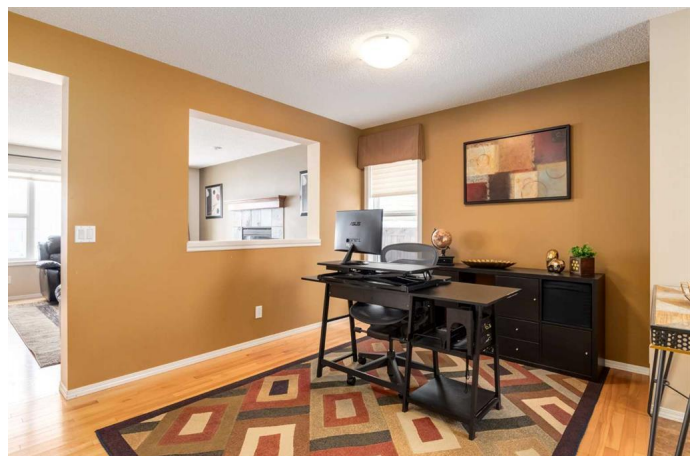
\$799,999

4 Bedroom, 4.00 Bathroom, 2,166 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Looking for a community with lots of walking/bike paths, a ski hill, and close to tons of amenities? Look no further! This house is a fantastic find located on a quiet street and has a private yard backing onto a large community green space. Come see this wonderful two-story home, with its south-facing backyard that has access to the trailways in Cougar Ridge. The home offers 3000 sq ft over three levels, 3+1 beds, a bonus room on the upper level, 3.5 baths, and a bright open floor plan. On the main floor, you will love the family room with large windows, a gas fireplace, hardwood floors, wired for sound, and an open kitchen. The kitchen is spacious featuring a large island with a breakfast bar, plenty of cupboards & drawers, granite counters, and an amazing walk-through pantry. Recently updated appliances such as electric stove and dishwasher(2023). In the dining area check out the large windows and views to the sunny and beautifully landscaped yard plus a huge cedar deck and pergola (has power/lights) and shed (light and power). Also on the main floor is an office area and washer/dryer with custom bins and cabinets. Upstairs the primary bedroom is a great size, easily fits a king-size bed, and features a lovely full 5-piece ensuite with a soaker tub and a walk-in closet, two additional well-sized beds up, and a fantastic Bonus Room filled with natural light and nice views out to front of the house. With the warm summer weather coming, you will be happy to know there is air conditioning. The basement



has been fully developed providing additional spaces: a rec room, fitness area, a good-sized 4th bed, and full bath with in-floor heating. A large storage room with shelves and a closet. The garage is insulated, drywalled, and heated (ceiling fan). Walk or bike from your backyard to the growing list of shops and services along 85th, great schools, and Winsport which provides ice rinks, skiing/snowboarding in the winter, and mountain biking in the summer. Perfect place for summer and winter camps to put the kids in. A short drive to downtown and quick access west to the Rocky Mountains for a quick day trip. Book your showing before it's too late!!

Built in 2006

Essential Information

MLS® #	A2124049
Price	\$799,999
Sold Price	\$816,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,166
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	200 Cougartown Close Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 0B2

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Storage

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard

Lot Description Backs on to Park/Green Space, Gazebo

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2024

Date Sold April 22nd, 2024

Days on Market 5

Zoning R-1

HOA Fees 0.00

Listing Details

Listing Office Bow Realty

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