

\$1,049,999 - 49 Cougar Ridge Close Sw, Calgary

MLS® #A2125308

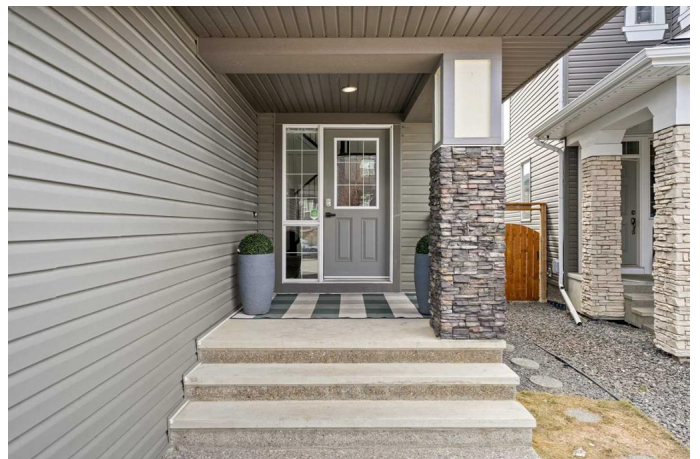
\$1,049,999

4 Bedroom, 4.00 Bathroom, 2,261 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 27th 1-3 PM. Welcome to your dream home in the heart of Cougar Ridge! Nestled in one of the most coveted neighbourhoods, this 4-bedroom plus den masterpiece boasts luxury living at its finest. Step into a realm of elegance and comfort, where every detail has been meticulously crafted to perfection. As you enter, you are greeted with a spacious foyer exposing a beautiful open to below accompanied by stunning geometric light fixtures, and a custom feature wall up the staircase. Continuing through the main floor, you will be enchanted by the gourmet kitchen equipped with high end appliances, gorgeous stone countertops, and ample storage space including additional built in shelves for the kids never ending "extra supplies". Entertain guests in style as you seamlessly transition from the kitchen, to the breakfast nook, over to the inviting living room with cozy gas fireplace for your lively soirées. Enjoy your dining room for more traditional and intimate meals. The mudroom with a wash sink leading to your double car garage is the definition of a functional room that every family needs. The upper level boasts a phenomenal sized bonus room offering endless possibilities for the kids to play or for family movie nights. The first two bedrooms offer comfort and privacy, and the kids are treated to their own bathroom, ensuring harmony and convenience for the whole family. Retreat to the primary suite where luxury knows no bounds. Pamper



yourself in the lavish ensuite bathroom, featuring his and her sinks, a glass shower, and a rejuvenating soaker tub. The walk in closet is cleverly attached to the first laundry room, perfectly situated between all 3 upper bedrooms. Lower level is fully finished with a 4th bedroom, plus a Den/Office with a built in murphy bed and custom office built in's. The family room with a wet bar is the perfect place to kick back and cheer on your favourite sporting teams. The lower level is completed by a full 3 piece bathroom, your Second set of washer/dryer, and tons of storage. Venture outdoors to discover your own private oasis, a sun-drenched south facing backyard oasis backing onto lush green space and tranquil walking paths to a playground and a pond just a mere stroll away. But the luxury doesn't end there; this immaculate property comes fully equipped with modern conveniences including Central Air Conditioning to keep you cool on hot summer days, and an underground irrigation system for hassle-free lawn maintenance. Extremely close to the world renowned Canada Olympic Park, all the shopping and dining amenities of West 85th street, close to terrific schools, and with Stoney Trail just a hop away, you enjoy incredibly easy access anywhere in the city and directly out to those beautiful Rocky Mountains. Don't miss your chance to experience the epitome of luxury living in Cougar Ridge. Schedule your private tour today and make this exquisite residence your own!

Built in 2014

Essential Information

MLS® #	A2125308
Price	\$1,049,999
Sold Price	\$1,025,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,261
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	49 Cougar Ridge Close Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0V4

Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, Level, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 8th, 2024
Days on Market	13
Zoning	R-1
HOA Fees	118.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.