

\$1,288,900 - 100 Cougar Ridge Manor Sw, Calgary

MLS® #A2126013

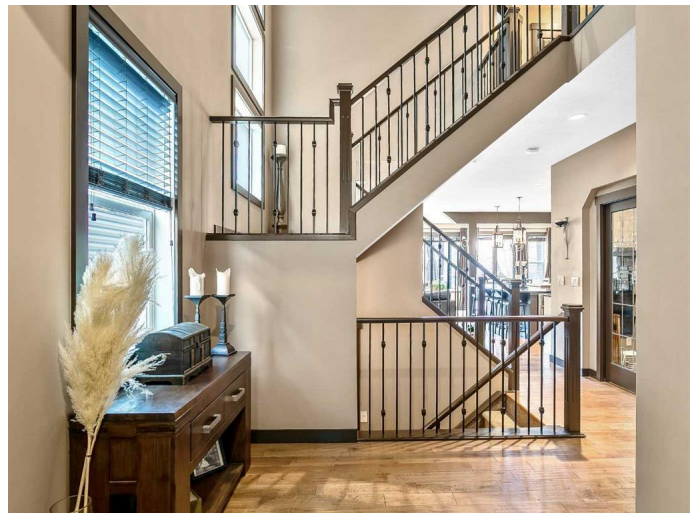
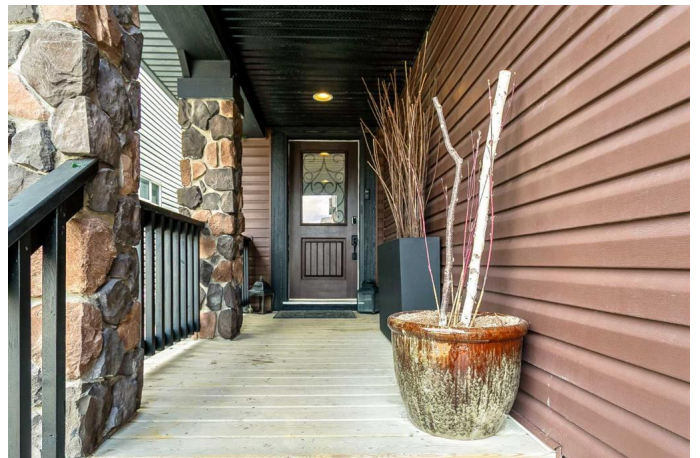
\$1,288,900

4 Bedroom, 5.00 Bathroom, 2,655 sqft

Residential on 0.01 Acres

Cougar Ridge, Calgary, Alberta

Welcome home to your custom, exquisite escape in Cougar Ridge SW! On a quiet street tucked in one of the top SW communities... this masterpiece is truly your new HOME SWEET HOME. This immaculate, fully developed, well thought out home, was built with all the care and attention for the growing family. From start to finish, attention to detail and timeless upgrades to last a lifetime...were the focus in this stunning property! Offering over 3800 sq ft of developed living space, a south facing yard backing onto green space and walking path, this home is move in ready for the new homeowner. When you enter the spacious foyer of the home, the flow will amaze you and the open iron stately stairwells will wow you with elegance and a clear view of the chefs kitchen, enclosed office area, living room and dining area. The kitchen is ideal for entertaining with all the prep space, the upgraded appliances, over-sized island (seating up to 8 easily), custom cabinetry, wine fridge, a walk-through pantry and so much more! Your cozy living area offers a wood-burning, stone fireplace and will be the feature element for your main living quarters on those cold winter nights. Full windows and two separate European glass doors opening onto your fabulous south patio and well landscaped yard, with an semi-enclosed deck space will be the icing on the cake for this main living space. The main floor also includes a mud room, and a powder room.



Entering the vaulted upstairs area, you will be surprised with a large bonus room, and 3 bedrooms and a office/work station and upper laundry room. The rear master retreat is a dream come true! The balcony off the master is ideal for that morning coffee or late night wine, and a his and hers bathroom with free-standing tub, and walk in glass shower. The larger master walk-in closet finished off this dream retreat. The 2nd and 3 bedrooms also offer 2 additional bathrooms (one en-suite) and one as a full 2nd level 4-piece bathroom. Heading downstairs we open to a rec area, full bar area with kitchen and prep, bar counter, fireplace and living room. The lower level also offers a moody wine room with venetian decor, a 4th bedroom/flex room , plenty of storage and a full 4 piece bath. Easy access to Stoney Trail, COP, and easy access to the rocky mountains. Top schools, all shopping amenities, transit and bike paths are within minutes away. Welcome home to 100 Cougar Ridge Manor SW.

Built in 2012

Essential Information

MLS® #	A2126013
Price	\$1,288,900
Sold Price	\$1,272,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,655
Acres	0.01
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	100 Cougar Ridge Manor Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0V3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated

Interior

Interior Features	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, See Remarks, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, See Remarks, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Other, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	July 10th, 2024

Days on Market	76
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office The Real Estate District

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