

\$499,900 - 1203, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2128759

\$499,900

3 Bedroom, 2.00 Bathroom, 1,459 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Welcome to your new home in Cougar Ridge, Calgary, Alberta! Nestled in this vibrant community, this well-maintained townhome offers the perfect blend of comfort, convenience, and style.

Step inside this inviting abode and discover a spacious layout designed for modern living. The heart of the home is the beautiful U-shaped kitchen, boasting a full appliance package, ample counter space, a generous pantry, and an abundance of cabinets for all your culinary needs. Gather around the raised breakfast bar for casual meals or entertain with ease in the adjacent dining and living areas.

The main level features tile flooring in the kitchen for easy maintenance, while carpeting adds warmth and comfort to the bedrooms and living spaces. Convenient amenities such as laundry facilities and a living room that opens onto a large south-facing back deck create an ideal setting for relaxation or outdoor gatherings.

Upstairs, you'll find three well-sized bedrooms and a full bathroom, providing comfortable accommodations for family and guests alike. Additional highlights of this property include a single attached garage with a driveway for extra parking, in-floor heating throughout for year-round comfort, low condo fees, and ample visitor parking for guests.



Outside, Cougar Ridge offers a safe and welcoming community environment, with schools, parks, playgrounds, and scenic walking/biking paths just steps away. Enjoy easy access to Canada Olympic Park for outdoor recreation, as well as the newly completed ring road and a wealth of amenities in the surrounding area.

Don't miss this opportunity to make Cougar Ridge your home sweet home. Schedule your viewing today and experience the best of Calgary living in this charming townhome. New washer Aug 2023, New tankless water heater April 2023.

Built in 2008

Essential Information

MLS® #	A2128759
Price	\$499,900
Sold Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,459
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1203, 281 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 0J3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Breakfast Bar, See Remarks
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2024
Date Sold	May 29th, 2024
Days on Market	20
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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