# \$799,900 - 97 Cougar Ridge View Sw, Calgary

MLS® #A2130216

## \$799,900

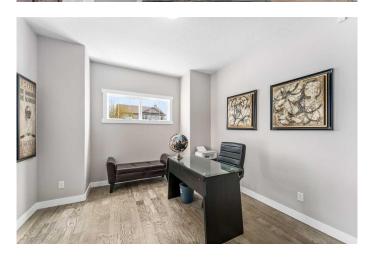
3 Bedroom, 3.00 Bathroom, 2,091 sqft Residential on 0.15 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE SAT, May 6 from 1-3pm. This 2100 sq ft corner lot home, nestled in Cougar Ridge, has undergone extensive renovations, offering a tranquil setting on a quiet street opposite a ravine and estate homes. As you step inside, you'll immediately notice the beautiful new hardwood floors. The home includes a flexible space suitable for a home office or dining area. Adjacent to the kitchen, which has been completely updated and features an island overlooking the spacious backyard, is the family room with a fireplace and stone surround. This large corner lot, (No sidewalks to shovel), is situated across from estate homes and a extensive pathway system ideal for walking, hiking, and biking, alongside a pond with city views. Premier schools are nearby and within walking distance. Upstairs, discover a bonus room with a vaulted ceiling and three bedrooms. The basement, awaiting your personal touch, offers excellent potential for future development. This property is a hidden gem, so seize the opportunity and schedule a viewing today.







Built in 2001

MLS® # A2130216 Price \$799,900 Sold Price \$820,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,091 Acres 0.15 Year Built 2001

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

# **Community Information**

Address 97 Cougar Ridge View Sw

Subdivision Cougar Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 4X3

## **Amenities**

Amenities None Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters,

Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Mantle

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features Dog Run, Private Yard

Lot Description Corner Lot, Dog Run Fenced In, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 10th, 2024
Date Sold May 11th, 2024

Days on Market 1

Zoning R-1

HOA Fees 140.00

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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