

\$475,000 - 903, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2130435

\$475,000

3 Bedroom, 2.00 Bathroom, 1,407 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this charming 1407 square foot townhome nestled in the sought-after community of Cougar Ridge, featuring three bedrooms and 1.5 bathrooms. As you approach, you'll appreciate the convenience of an attached single car garage with a side entrance leading up to the unit. The main floor is designed for easy living and entertaining, with a layout that flows from the cozy living room—highlighted by an elegant electric fireplace—through the dining area, and into the well-equipped kitchen. Here, granite countertops, under-cabinet lighting, and modern appliances including a newer dishwasher and microwave make cooking a pleasure. The main floor also hosts a handy half bath, utility space, and laundry room, while a private, west-facing deck off the living room offers a serene escape for sunset views.

Upstairs, the layout is thoughtfully designed with comfort and privacy in mind. The primary bedroom, boasting a walk-through closet and direct access to the main bathroom, is a serene retreat with stunning west-facing mountain views. Two additional generously-sized bedrooms provide ample space for family or guests. Updated light fixtures and ceiling fans in each bedroom enhance the home's modern feel. A quaint patio on the landing overlooks the front of the complex, offering a quiet nook for morning coffees. Envision your new life in this warm and inviting space.



Built in 2008

Essential Information

MLS® #	A2130435
Price	\$475,000
Sold Price	\$511,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,407
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	903, 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	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 15th, 2024
Days on Market	6
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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