

\$699,900 - 106 Cougar Plateau Way Sw, Calgary

MLS® #A2132447

\$699,900

4 Bedroom, 4.00 Bathroom, 1,568 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

****Offers must be submitted by 8pm on Friday Evening**** Nestled in the esteemed community of Cougar Ridge, this stunning residence offers an unparalleled blend of luxury, comfort, and convenience. With meticulous attention to detail and a modern aesthetic, this home presents an ideal opportunity for those seeking refined living in Calgary's vibrant southwest. Situated in the heart of Cougar Ridge, this property enjoys the tranquility of suburban living while being just minutes away from downtown Calgary. Nearby amenities include shopping centers, schools, parks, and recreational facilities, providing convenience for all lifestyle needs.

Boasting over 1,568 sq ft, this spacious home offers ample room for both relaxation and entertainment. The open-concept layout seamlessly integrates the living, dining, and kitchen areas, creating a sense of fluidity and connectivity throughout the main floor. High ceilings, large windows, and premium finishes add to the ambiance of sophistication and comfort.

The chef-inspired kitchen features sleek cabinetry, marble backsplash, Cesarstone countertops with a breakfast bar, and top-of-the-line stainless steel appliances. Whether preparing a casual meal or hosting a dinner party, this kitchen is sure to impress.

Retreat to the upper level where you'll find the lavish master suite complete with a walk-in closet and spa-like ensuite bath featuring a soaking tub, vanity, and a separate



glass-enclosed shower. Additional bedrooms offer ample space and comfort for family members or guests, while the well-appointed bathrooms exude elegance and functionality. This home also features a fully finished basement with a spacious recreation room, bedroom and full bathroom, a double attached garage and more.

Step outside to your private backyard oasis, perfect for enjoying Calgary's sunny days and warm evenings. Whether lounging on the deck, dining, or gathering around the fire pit, this outdoor space provides endless opportunities for relaxation and recreation. Don't miss the opportunity to make this exquisite property your next home.

Built in 2005

Essential Information

MLS® #	A2132447
Price	\$699,900
Sold Price	\$745,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,568
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	106 Cougar Plateau Way Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 5S4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 18th, 2024
Days on Market	2
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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