

# \$1,239,000 - 52 Cougar Ridge Manor Sw, Calgary

MLS® #A2137616

**\$1,239,000**

5 Bedroom, 5.00 Bathroom, 2,592 sqft

Residential on 0.13 Acres

Cougar Ridge, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, June 22nd 1-3pm**

**\*\* Step into your stunning 5 bedroom, 5 Bathroom home in the family friendly neighborhood of Cougar Ridge, with just over 3500 sq ft of total living space. Backing onto green space and set on a huge pie lot that makes a perfect outdoor oasis, with covered seating area to enjoy year round. You don't want to miss this immaculately maintained home with THEATRE room in the fully finished basement, and beautifully finished white kitchen, perfect for entertaining. Indulge in a high-tech lifestyle with a cutting edge automation system that keeps your entertainment synchronized on all floors and outside as well. This modern system also includes a built in home theatre with an 85' screen, doby surround sound and auto reclining chairs. Nw furnace 2024, new hot water tank 2023, new appliances (cook top, built in oven and dishwasher). Future upgrades can include full control of house alarms, sprinklers, hot tubs and blinds. Perfect for entertaining or enjoying a coxy night in. Hot tub included with 2 new pumps. The home has a double garage with space on the driveway for 2 more vehicles, room for the whole family! The community of Cougar Ridge gives you a quiet neighborhood, and Close to COP and farmers market. but with easy access to Downtown Calgary, the best of both worlds! Don't miss this one, it wont last long. Book your Showing today!!**



Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2137616    |
| Price          | \$1,239,000 |
| Sold Price     | \$1,230,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,592       |
| Acres          | 0.13        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 52 Cougar Ridge Manor Sw |
| Subdivision | Cougar Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H0V3                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Smart Home, Walk-In Closet(s)                                                                              |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                              |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Fire Pit, Permeable Paving, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Greenbelt, Pie Shaped Lot                       |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stone, Stucco, Wood Frame                                  |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2024 |
| Date Sold      | June 28th, 2024 |
| Days on Market | 7               |
| Zoning         | R-1N            |
| HOA Fees       | 118.58          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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