

# \$830,000 - 44 Cougar Ridge Landing Sw, Calgary

MLS® #A2139285

**\$830,000**

2 Bedroom, 2.00 Bathroom, 1,587 sqft  
Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

High-end executive bungalow villa overlooking the beautiful Bow River Valley! Exuding upscale luxury this stunning 2 bedroom + a den, 2 bathroom home features 3 underground heated parking stalls, geothermal heating and cooling, lavish upgrades and a maintenance-free lock-and-go lifestyle. Tall ceilings and gleaming engineered hardwood floors adorn the open and airy floor plan. The chef of the household will feel inspired to create culinary masterpieces in the gourmet kitchen effortlessly combining style with functions boasting a plethora of full-height cabinets, quartz countertops, a gas cooktop, high-end stainless steel appliances and a breakfast bar for casual meals on the peninsula island. Gather over a delicious meal or host engaging dinner parties in the adjacent dining room complete with elegant lighting and unobstructed sightlines for seamless connectivity. Soaring vaulted ceilings create an airy atmosphere in the living room where a gas fireplace entices relaxation in the cooler months. French doors lead the expansive deck with a gas line and glass railings encouraging warm weather barbeques, peaceful morning coffees and leisurely weekends while river valley views provide the breathtaking backdrop. Retreat at the end of the day to the primary oasis - a true owner's sanctuary thanks to the large walk-in closet and lavish 5-piece ensuite. A second bedroom, a spacious den, another full bathroom and in-suite laundry further add to your comfort and



convenience. And there is still the finished basement providing ample space that is entirely versatile based on your lifestyle for a media room, games area, home gym, office or all of the above! Phenomenally located within walking distance to schools, transit and several parks. Just a quick drive to West 85 shops, West Side Rec Centre, a multitude of Aspen Woods amenities and Winsport plus easy access in and out of the community via Stoney Trail and just an 8-minute drive to the LRT station. Truly an unbeatable location for this gorgeous, move-in ready home that shows 10 out of 10! Total living space 1884 sq ft.

Built in 2013

### **Essential Information**

MLS® #	A2139285
Price	\$830,000
Sold Price	\$815,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,587
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

### **Community Information**

Address	44 Cougar Ridge Landing Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4H9

### **Amenities**

Amenities	Secured Parking, Visitor Parking
Parking Spaces	3
Parking	Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, French Door, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Geothermal
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance
Lot Description	Backs on to Park/Green Space, Many Trees, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2024
Date Sold	August 21st, 2024
Days on Market	71
Zoning	DC
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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