

\$675,000 - 79 Cougar Plateau Way Sw, Calgary

MLS® #A2142340

\$675,000

4 Bedroom, 4.00 Bathroom, 1,585 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

Nestled in the coveted community of Cougar Ridge, this original owner residence is in immaculate condition featuring 4-bedrooms and 3.5-bath which provide a blend of comfort, and convenience. This fully developed home is situated in the heart of Cougar Ridge, providing the perfect suburban setting while being just minutes from downtown Calgary. With over 2,400 square feet of thoughtfully designed living space, this home is ideal for both relaxation and entertaining. As you enter, you'll be greeted by a grand vaulted and a spacious entryway that flows seamlessly into the formal dining and living area. The heart of the home features a well appointed kitchen complete with new appliances and an island for food prep. The kitchen overlooks a cozy family room, complete with a fireplace as well as this room provides easy access to a beautifully landscaped sunny west-facing backyard. Retreat upstairs to the generous primary bedroom, where you'll find a luxurious 5-piece ensuite bath. Two additional bedrooms and additional bathroom complete this level, offering comfort and functionality for family and guests alike. The fully finished basement adds even more space, with a large recreation room, an additional bedroom, and a full bathroom—perfect for a growing family or entertaining. An attached double garage provides ample storage and convenience. Step outside to your private backyard oasis, an ideal setting for enjoying Calgary's sunny days and warm evenings. This



exceptional home not only provides a comfortable and spacious living environment but also offers endless opportunities for you to create lasting memories. Don't miss your chance to own a piece of this vibrant community!

Built in 2004

Essential Information

MLS® #	A2142340
Price	\$675,000
Sold Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,585
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	79 Cougar Plateau Way Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5S4

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	July 19th, 2024
Days on Market	3
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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