

# **\$898,000 - 15 Cougar Ridge Rise Sw, Calgary**

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MLS® #A2149489

**\$898,000**

4 Bedroom, 4.00 Bathroom, 2,137 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

Exceptional Home in a Great Location! LEGAL SUITE WITH SEPARATE ENTRANCE. A Large Foyer greets you with a lovely Art Display. The Main Level Features a Large and Private Den, with French Doors. 9 ft Ceiling and Built-in Speakers through the Main Level. A 2 sided gas Fireplace in the Family room, and Den. The Professional Kitchen Features Granite Counter Tops and Island, higher cabinets, New Stainless Steel Appliances, a Gas Stove, Glass tiled backsplash, and a Walk-in Pantry. The large Dining Room offers a view on the West Facing Private Backyard, and access to the large deck and patio. Gas line to BBQ. The upper level features a Bonus Room with a Lovely Wet Bar, a Full Bathroom, and 3 Large Bedrooms. The Large Master Bedroom Features a Walk-in Closet, an Ensuite with Separate Shower and Jetted Tub. The Lower Level is a LEGAL SUITE. It Features 9 ft ceiling, Full Kitchen with Granite Counters, Stainless Steel Appliances, a Full Bathroom, a Bedroom with Built-in Shelves, Living and Dining areas, separate laundry and furnace. Freshly painted Double car garage includes lots of built in shelves for storage. NEW PAINT. NEW CARPET. NEW WATER TANK. NEW SINK (Ensuite). NEW FIXTURES. Walk to C.O.P, Close to Parks, and Schools. Easy Downtown Access.

Built in 2011

## **Essential Information**



MLS® #	A2149489
Price	\$898,000
Sold Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,137
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	15 Cougar Ridge Rise Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0S7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	Bookcases, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Other, Range Hood, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den, Double Sided, Family Room, Gas

Has Basement      Yes  
Basement      Finished, Full, Suite, Walk-Up

**Exterior**

Exterior Features      BBQ gas line, Private Entrance  
Lot Description      Back Yard, Lawn, Landscaped  
Roof      Asphalt Shingle  
Construction      Vinyl Siding, Wood Frame, Wood  
Foundation      Poured Concrete

**Additional Information**

Date Listed      July 20th, 2024  
Date Sold      October 8th, 2024  
Days on Market      80  
Zoning      R-1N  
HOA Fees      118.58  
HOA Fees Freq.      ANN

**Listing Details**

Listing Office      RE/MAX Real Estate (Central)



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