

\$739,000 - 50 Cougar Ridge Circle Sw, Calgary

MLS® #A2150290

\$739,000

3 Bedroom, 3.00 Bathroom, 1,698 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Certainly! 50 Cougar Ridge Circle SW is a stunning home that offers nearly 1,700 square feet of beautifully developed living space.

Let's explore its features:

• **Main Level:** The bright and open main level is perfect for entertaining. It features a cozy living room with a gas fireplace, a spacious dining area, and a luxurious kitchen. Speaking of the kitchen, it's a chef's dream with stainless steel appliances, a gas stove, a breakfast bar, and a generous pantry.

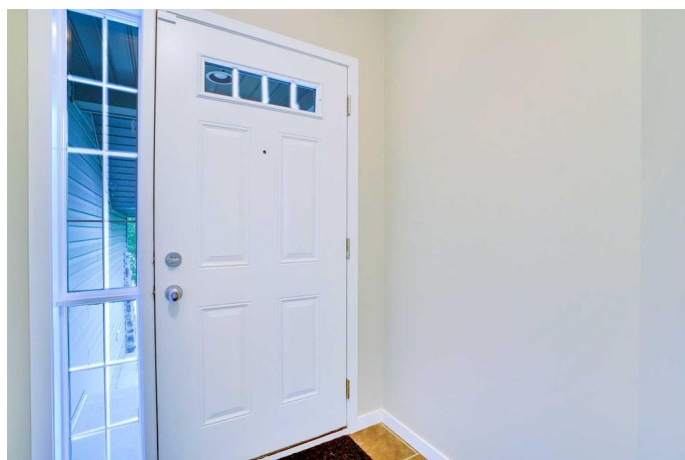
• **Second Floor:** Upstairs, the primary bedroom is a serene retreat with an ensuite and a large walk-in closet. There are also two additional well-sized bedrooms and a shared full bath—ideal for a growing family! Plus, there's a huge bonus room overlooking the garden and playground, flooded with sunlight.

• **Upgrades:** This newly painted home boasts several upgrades, including a water softener, an upgraded cooking range (installed in 2023), a microwave (added in 2024), and a washer/dryer (from 2021).

• **Expansive Backyard:** Designed for gatherings, the backyard features multiple seating areas and a gas BBQ hookup. You'll find both a deck and a patio, along with plenty of garden space.

• **Unfinished Basement:** The unfinished basement offers endless possibilities for customization to suit your personal needs.

• **Location:** Conveniently located within walking distance to a park and playground,



this home also provides easy access to public schools, private schools, public transit, and major roads like Stony Trail, Bow Trail, and Old Banff Road.

Built in 2004

Essential Information

MLS® #	A2150290
Price	\$739,000
Sold Price	\$727,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,698
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	50 Cougar Ridge Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5C8

Amenities

Amenities	Park, Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Lawn, Low Maintenance Landscape, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	July 26th, 2024
Days on Market	9
Zoning	R-1
HOA Fees	115.54
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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