

\$799,900 - 262 Cougar Ridge Drive Sw, Calgary

MLS® #A2151122

\$799,900

4 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Welcome to your new BI LEVEL WALKOUT located on a CORNER LOT across from a GREEN SPACE in the highly coveted community of Cougar Ridge. With over 2600 square feet of living space and 4 bedrooms, this family home is sure to meet all your needs. This home has been lovingly maintained and the pride of ownership is evident the minute you walk into the front door. The open concept main floor features a large kitchen with stainless steel appliances (less than 5 years old), granite countertops, corner pantry, island with eat up bar and vaulted ceilings. The bright living room with gas fire place offers access to the large deck (19x6.9) with new DuraDek and a view of your beautiful backyard. The home has also recently been painted inside and out and has new carpet - move in ready! The main floor features your spacious primary bedroom with 4 piece ensuite and walk in closet. Main floor laundry, an additional bedroom, two eating areas and another 4 piece bath round out your main level living space. The lower level walkout is fully finished and features a wet bar with fridge and freezer, massive rec room (16x37), two bedrooms, a 4 piece bath and a huge utility room (new furnace) with an abundance of storage. Your living space extends to the outdoors with a concrete patio, large shed and a beautifully landscaped yard. With perennials in the front all you need to do each year is wait and see what beautiful plant pops up next, just have to watch for weeds! Backyard has 3



Saskatoon berry bushes, raspberries and 1 nanking cherry bush. With wonderful neighbours, youâ€™re bound to feel at home immediately. There is also a bus stop just 3 houses East - easy access for commuting. Walk or bike from your backyard to the growing list of shops and services along 85th, great schools, and Winsport which provides ice rinks, skiing/snowboarding in the winter, and mountain biking in the summer. Just a short drive to downtown and quick access west to the Rocky Mountains for a quick day trip. This opportunity to own a beautifully appointed move-in ready home in Cougar Ridge will not last long, book your showing today.

Built in 2005

Essential Information

MLS® #	A2151122
Price	\$799,900
Sold Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,372
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	262 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 5S6

Amenities

Parking Spaces 2

Parking Double Garage Attached

Interior

Interior Features Bar, Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Garden, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Landscaped, Street Lighting, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 23rd, 2024

Date Sold July 30th, 2024

Days on Market 7

Zoning R-1

HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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