

\$919,900 - 21 Cougar Ridge Cove Sw, Calgary

MLS® #A2162339

\$919,900

3 Bedroom, 3.00 Bathroom, 2,276 sqft
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

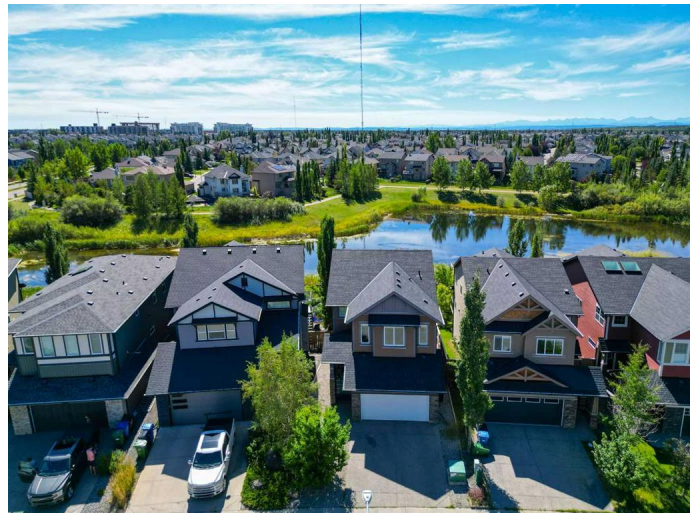
Location! Location! Location!

Welcome to your dream home in the highly sought-after Cougar Ridge neighborhood. Nestled in a quiet cul-de-sac, this exceptional 3-bedroom, 2.5-bathroom residence offers a rare blend of modern luxury and timeless charm with an enviable location. Backing onto a serene pond and surrounded by green space, this property ensures privacy and tranquility, with no neighbors behind you.

This home truly shines with its unique location steps away from Canada Olympic Park, ski-out from the top of the hill, providing easy access to winter & summer fun without leaving the city. Access to mountain bike trails and endless hiking and walking trails in Paskapoo Slopes.

The open concept main floor seamlessly blends functionality with elegance. The upgraded kitchen is a chef's dream, complete with a center island, stainless steel appliances, and luxurious granite countertops and backsplash.

Step out from the dining area onto a charming deck to savor your morning coffee or evening relaxation while enjoying uninterrupted pond views and the lush green space of Cougar Ridge. The main floor also features a convenient half bath and a generous flex/office space for work or play.



Upstairs, the luxurious master bedroom is a true retreat, boasting a 5-piece ensuite and an L-shaped walk-in closet. Two additional well-sized bedrooms share a large 3-piece bath, and the thoughtfully designed laundry room adds convenience to your daily routine. In addition, the oversized bonus room is perfect for cozy movie nights or as a versatile space.

The undeveloped walkout basement offers endless potential, opening onto a sizable covered patio and leading to a spacious, fully fenced South-facing backyard—ideal for outdoor activities and gatherings. A large attached double garage completes this impressive property. (New garage door 2024) (New hot water tank 2024) (New washer 2023) (New Fridge 2022)

This home is more than just a place to live—it’s a lifestyle. Don’t miss the chance to make it yours.

Built in 2011

Essential Information

MLS® #	A2162339
Price	\$919,900
Sold Price	\$940,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,276
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	21 Cougar Ridge Cove Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0S5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
Waterfront	Pond

Interior

Interior Features	Chandelier, Granite Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony, Garden
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 5th, 2024
Days on Market	1
Zoning	R-1

HOA Fees	118.58
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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