

\$739,900 - 250 Cougar Plateau Way Sw, Calgary

MLS® #A2162881

\$739,900

3 Bedroom, 4.00 Bathroom, 1,586 sqft
Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

IMMACULATE 3 Bedroom, 3.5 Bathroom, 2 Storey with Fully Developed Basement. Welcome to this beautiful family home with a perfect location in the sought after community of Cougar Ridge. The main floor features a modern open floor plan with spacious entry, bright living room with a gas fireplace and hardwood floors throughout. The kitchen is a bright comfortable space with loads of cabinets, eat-up island, granite counter tops, walk through pantry and stainless steal appliances. The dining room has large windows and is perfect for morning coffee and leads out to the new composite back deck. The 2nd level features a large master bedroom with 4 piece ensuite bath complete with jetted tub and separate shower. The second bedroom and third bedroom are great in size and share a 4 piece bathroom. The basement is fully developed with a large living/theatre room(Theatre System and Stadium Chairs Included) as well as a 4 piece bathroom. The West facing yard is fully fenced and pet-friendly. Located perfectly steps away to greenspace, walking pathways, schools and shopping. Don't miss out on this functional, comfortable house ideal for individuals, couples or families looking for home in a quiet, friendly neighborhood. You are walking distance to excellent restaurants, coffee shops, shopping, day care centers and minutes away from the West LRT Station. The schools in Cougar Ridge are excellent, you are close to the Calgary French and International



school, public schools and a short drive to private schools Webber academy and Rundle college.

Built in 2005

Essential Information

MLS® #	A2162881
Price	\$739,900
Sold Price	\$727,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,586
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	250 Cougar Plateau Way Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5S2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 27th, 2024
Days on Market	22
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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