

# \$699,000 - 94 Cougar Plateau Way Sw, Calgary

MLS® #A2164506

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,626 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

**\*\*OPEN HOUSE CANCELLED\*\*** Welcome to your new home in the sought after community of Cougar Ridge! This home has been lovingly maintained by the original owners including major improvements like NEW ROOF 2022 AND HOT WATER TANK 2024. With over 2250 sq ft of DEVELOPED LIVING SPACE, this FULLY FINISHED home features an open concept floor plan and a beautiful all-seasons sun room, your DREAM HOME awaits! Step into a bright and spacious entry way and be greeted by soaring open to above ceilings. There is also a large front closet and a powder room conveniently tucked away at the end of the hall. The heart of the home features a large kitchen with an island and plenty of cabinet storage including a must-have pantry. Enjoy nearly new appliances! DISHWASHER AND STOVE ARE 2022 and MICROWAVE IS 2023. The sunny dining area easily accommodates a large dining table for entertaining and family meals. Move into the living room which features a gas fireplace and plenty of space for spending time with the family. The main floor is complete with the stunning four-season sunroom. Surrounded by large windows and skylights, this space can be used as an additional living space, play room, home office and a perfect spot for your morning coffee while you sit by the fireplace. Head to the upper where you will find the primary room complete with an ensuite and walk-in closet, two generously sized secondary bedrooms with large windows and a full bath



with plenty of storage and counter space. The FULLY FINISHED basement has egress windows making a fourth bedroom a simple addition if desired. It is also roughed in for a future bathroom. The laundry completes the lower level. This home also an UNDERGROUND SPRINKLER SYSTEM, and a beautiful PRIVATE east facing backyard. All of this close to schools, 15 minutes from downtown Calgary, the Foothills Hospital and U of C, minutes from the Stoney Trail Ring Road allowing for quick access to the mountains and around the entire city, walk to awesome amenities in the trendy West District including Deville Coffee, HotShop Hot Yoga, Blanco Cantina Restaurant, groceries, and more. Don't miss your chance to call this special property home!

Built in 2004

### Essential Information

MLS® #	A2164506
Price	\$699,000
Sold Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,626
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	94 Cougar Plateau Way Sw
Subdivision	Cougar Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5S4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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 13th, 2024
Date Sold	October 5th, 2024
Days on Market	22
Zoning	R-1N
HOA Fees	0.00

### Listing Details

Listing Office	Real Broker
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