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

MLS® #A2164506

\$699,000

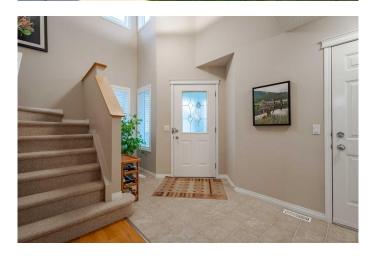
3 Bedroom, 3.00 Bathroom, 1,626 sqft Residential on 0.08 Acres

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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