

\$849,900 - 11 Cougar Ridge Place Sw, Calgary

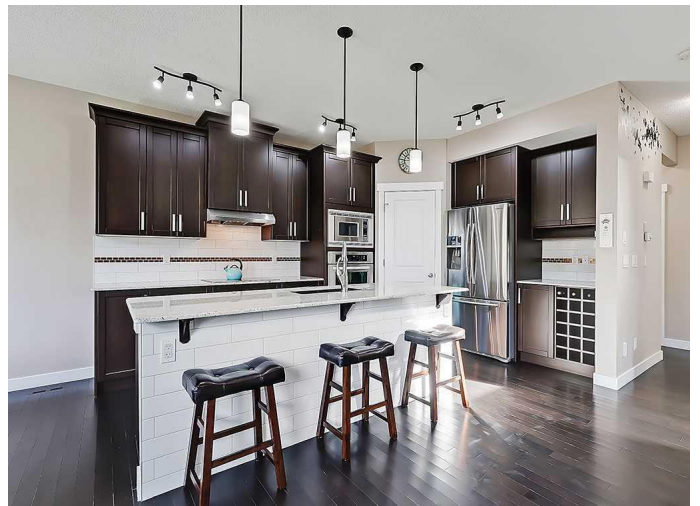
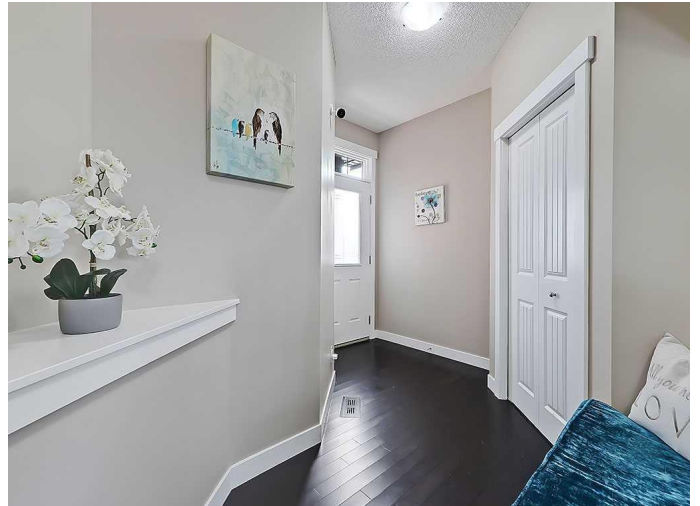
MLS® #A2168163

\$849,900

3 Bedroom, 3.00 Bathroom, 1,985 sqft
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this beautifully maintained 2-storey home located on a quiet cul-de-sac in the highly sought-after enclave of Paskapoo in the community of Cougar Ridge. Offering just under 2,000 sq ft of living space above grade, this 3-bedroom, 2.5-bath home is perfect for families looking for both comfort and style. Step inside and immediately notice the attention to detail throughout. The main floor boasts an open-concept layout, ideal for modern living and entertaining. The kitchen is a chef's dream, featuring granite countertops, stainless steel appliances, a walk-through pantry, and plenty of cabinet space. The adjacent dining area flows seamlessly into the living room, where a sleek linear gas fireplace creates a cozy and inviting atmosphere. Upstairs, a vaulted bonus room offers the perfect space for family movie nights, a playroom, or even a home office. The master suite is a true retreat, complete with a large walk-in closet and a luxurious 5-piece ensuite, featuring granite countertops, dual sinks, a corner jetted tub, and a separate shower. Two additional spacious bedrooms and a full bath are complemented by a convenient upstairs laundry room, making chores a breeze for busy families. The large, west-facing backyard is a showstopper, professionally landscaped and offering a private oasis with plenty of space to relax or entertain. The composite deck is perfect for summer BBQs, while the built-in irrigation system ensures your lawn stays lush all



season long. Additional highlights include air conditioning, a new hot water tank, and custom-built-ins throughout, adding both character and practicality. With its prime location near schools, parks, shopping, and easy access to major roadways, this home offers the perfect blend of luxury and convenience. Don't miss the chance to make this well-cared-for property your forever home!

Built in 2012

Essential Information

MLS® #	A2168163
Price	\$849,900
Sold Price	\$810,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,985
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11 Cougar Ridge Place Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0V3

Amenities

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
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Interior

Interior Features	Closet Organizers, Walk-In Closet(s), Built-in Features, Central Vacuum, Granite Counters, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Built-In Oven, Dryer, Induction Cooktop, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Level, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 29th, 2024
Days on Market	33
Zoning	R-G
HOA Fees	118.58
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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