

# \$645,000 - 14 Cougar Ridge Bay Sw, Calgary

MLS® #A2170668

## \$645,000

3 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.09 Acres

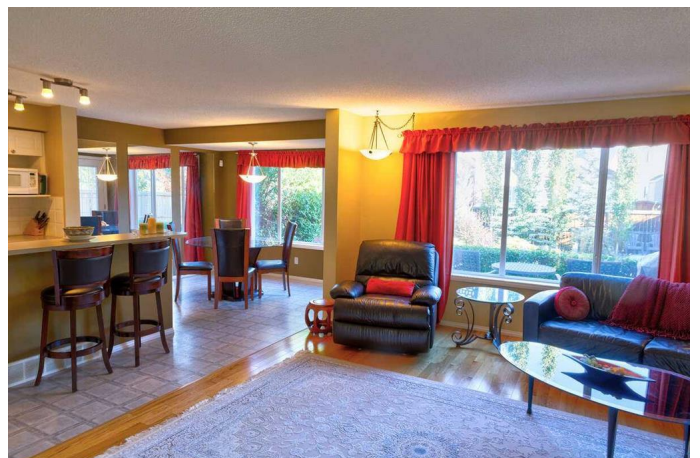
Cougar Ridge, Calgary, Alberta

For more information, please click on Brochure button below.

Beautifully maintained family home in a price location! This inviting 3-bedroom, 2.5-bathroom residence is nestled on a quiet cul-de-sac in the sought-after Cougar Ridge neighborhood. Only moments from top-rated schools like the French and International School, parks, trails, and easy access to both Stoney Trail and downtown Calgary via the West LRT. The home's open-concept design, featuring rich hardwood floors, offers a bright and airy atmosphere, with large picture windows framing the recently developed, low-maintenance backyard, complete with a fire pit area for those cozy evenings outdoors. A sun-drenched staircase with sunburst windows adds a touch of elegance. The spacious master suite boasts a walk-in closet and a private ensuite, while all bedrooms offer generous space. Upgrades like a new water tank and furnace ensure comfort and energy efficiency. You'll also enjoy a double attached garage, a large kitchen and dining area, plus access to a deck and fenced yard for outdoor living. This is a single-family home with no condo fees – ideal for those looking for comfort and convenience! HOA fees yearly \$120.

Built in 2002

## Essential Information



MLS® #	A2170668
Price	\$645,000
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### **Community Information**

Address	14 Cougar Ridge Bay Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5C4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad

### **Interior**

Interior Features	Breakfast Bar, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Electric Oven, Gas Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Garden, Private Yard, Fire Pit
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Lot Description	Cul-De-Sac, Few Trees, Lawn, Landscaped
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 3rd, 2024
Date Sold	October 30th, 2024
Days on Market	27
Zoning	R-G
HOA Fees	120.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Easy List Realty
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