

\$419,000 - 1303, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2175405

\$419,000

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Great location backing onto greenspace! Exceptional home is situated in the well established community of Cougar Ridge. This well kept 2 Storey townhouse is move-in ready. Main level has a bright/open concept with 9' ceilings, gleaming hardwood, cozy fireplace, generous family room with access large private deck with pergola, large windows allowing an abundance of natural light all day! Kitchen is equipped with S/S appliances, good size breakfast bar, corner pantry, loads of cabinetry/counter space, dinning area seating six. Laundry and powder room complete this level. Primary bedroom is spacious with a large walk-thru closet and direct access to 4 pc bath. Two more good size bedrooms complete this upper level. Couple of nice features worth noting are the hot water on demand system and in floor heat throughout. Garage is insulated/drywalled to paint finish. Conveniently located within a 5 minute commute to any/all Trendy Cafes/Restaurants/Shopping/Schools/C.O.P./ Public Transit to Downtown Core. Truly a must see!

Built in 2008

Essential Information

MLS® # A2175405

Price \$419,000

Sold Price \$435,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,280
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1303, 281 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0A2

Amenities

Amenities	Playground, Park, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, Central Vacuum, High Ceilings, No Smoking Home, Tankless Hot Water
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Range, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Balcony
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Lot Description	Landscaped, Backs on to Park/Green Space, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	October 26th, 2024
Days on Market	1
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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