

\$964,900 - 15 Cougar Ridge Manor Sw, Calgary

MLS® #A2177912

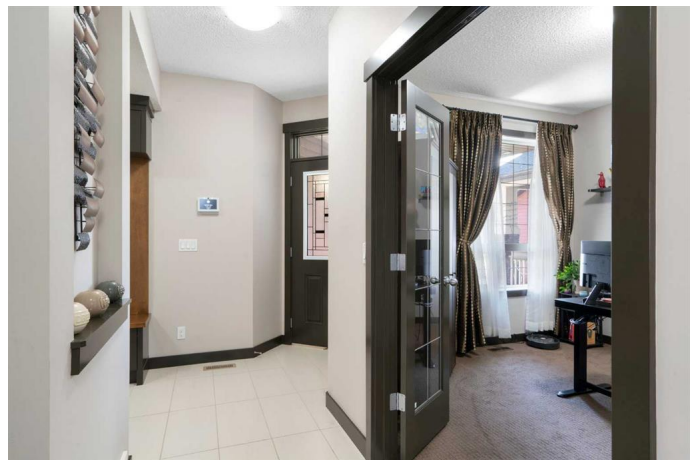
\$964,900

4 Bedroom, 4.00 Bathroom, 2,575 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this stunning family home in the highly sought-after Cougar Ridge community, soon to be available for under \$1M. Spanning over 3,600 sq. ft. of meticulously crafted living space, this expansive residence is thoughtfully designed to meet every need of modern family life. Upon entry, the beautifully extended main floor unfolds, blending function with luxury. The well-appointed kitchen features custom dark cabinetry, sleek granite countertops, a stainless steel appliance package, and pantry, combining style and practicality for any home chef. Adjacent to the kitchen, the open-concept living and dining areas flow seamlessly, creating a warm, bright and inviting atmosphere perfect for family gatherings and entertaining. A dedicated home office, tucked away for focus and privacy, provides an ideal space for remote work or study. From the main floor, step out to the west-facing backyard " with a deck and ample space for outdoor enjoyment. The second floor features three spacious bedrooms and a versatile loft/media room, perfect for unwinding or family movie nights. The primary bedroom is a true retreat, complete with a large walk-in closet and a luxurious 5-piece ensuite designed for ultimate comfort. Everyday convenience is elevated by a second-floor laundry room, streamlining daily routines. The fully developed basement further enhances this home, adding a fourth bedroom with a generous walk-in closet and a spacious rec room (with a rough-in for wet bar)"ideal



for hobbies, guests, or additional family space. With a recently installed full solar package and air conditioning, this home is both energy-efficient and comfortable year-round. Perfectly located, this property is just steps from Canada Olympic Park, offering year-round recreation for outdoor enthusiasts. The vibrant restaurants and amenities of West Springs are a short drive away, and top-rated schools like the Calgary Waldorf School and Calgary French International School are within easy reach. This exceptional Cougar Ridge home is the perfect blend of thoughtful design, modern convenience, and vibrant community living. Your ideal family home awaits!

Built in 2012

Essential Information

MLS® #	A2177912
Price	\$964,900
Sold Price	\$940,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,575
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	15 Cougar Ridge Manor 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 Faces Front

Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Built-in Features, Granite Counters, Soaking Tub, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating Forced Air, Natural Gas, Solar
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame, Wood Siding, Stone
Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2024
Date Sold December 3rd, 2024
Days on Market 26
Zoning R-G
HOA Fees 118.58
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.