

\$750,000 - 225 Cougar Ridge Drive Sw, Calgary

MLS® #A2180248

\$750,000

4 Bedroom, 4.00 Bathroom, 1,852 sqft

Residential on 0.13 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE SUNDAY NOV 24. 1-4PM.
JUST LISTED in COUGAR RIDGE! Want to live in an AMAZING COMMUNITY with NO NEIGHBOURS ON ONE SIDE, a PRIVATE SUNNY SOUTH FACING BACKYARD, on a HUGE LOT that can accommodate RV parking, then this is it! This fully finished RENOVATED 2 storey home is walking distance to many great schools & amenities! HIGH END FINISHINGS throughout including LOADS OF WHITE KITCHEN CABINETRY, QUARTZ COUNTERTOPS, 5 BURNER GAS STOVE, BOSCH DISHWASHER, BUILT-IN MICROWAVE, corner pantry, TIGER HARDWOOD FLOORING, and a LARGE DINING AREA. Enjoy the sunshine on the HUGE SOUTH FACING CEDAR DECK out to an amazing backyard with FLAGSTONE PATIO! Beautiful WOOD SPINDLE RAILING STAIRCASE leads to the upper level with TIGER HARDWOOD FLOORING, an amazing BONUS ROOM with gas fireplace, PRIVATE OFFICE AREA with windows perfectly tucked away, 3 bedrooms including the king sized primary, which features a large WIC, gorgeous 4 PCE ensuite with a separate OVERSIZED CUSTOM BUILT TILED SHOWER, huge sink with HIS & HERS TAPS, and IN-FLOOR HEATING. The lower level is beautifully finished with a large recreation room, WET BAR for entertaining, 4th bedroom, 3 PCE bathroom with HEATED FLOORS, pool table, and a SEPARATE STORAGE ROOM. The HEATED DOUBLE ATTACHED GARAGE is



large enough to fit 2 full sized trucks! So many extras in this home - CENTRAL AIR CONDITIONING, flat finished ceilings, pot lights, under and above cabinet lightening, silgranit kitchen sink, garburator, ceiling fans, a secondary Unify wifi network, huge 75 gallon water heater, hot and cold water taps in the garage, underground sprinklers, landscaped beautifully, the list goes on and on! \$750,000. This property shows 10/10, is priced to sell and will not last long!

Built in 2004

Essential Information

MLS® #	A2180248
Price	\$750,000
Sold Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,852
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	225 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5L2

Amenities

Amenities	Park, Playground
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Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Lawn, Landscaped, Level, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2024
Date Sold	November 26th, 2024
Days on Market	6
Zoning	R-G
HOA Fees	118.58
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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