# \$979,000 - 20 Cougar Ridge Place Sw, Calgary

MLS® #A2201275

## \$979,000

3 Bedroom, 2.00 Bathroom, 2,153 sqft Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Nestled in the prestigious community of Cougar Ridge, just off Paskapoo Drive, this exquisite property offers the perfect blend of luxury, comfort, and convenience. Ideally situated in Southwest Calgary, residents enjoy quick access to an array of amenities, natural landscapes, and urban conveniences. Upon arrival, the impeccable exterior landscaping sets the stage for the elegance that lies within. Inside, the home radiates warmth and sophistication, with a spacious 2,152 sq ft floor plan that seamlessly accommodates both relaxation and entertainment. The residence features two office spaces, making it perfect for those who work from home or seek extra room for personal use.

High-end finishes, such as hardwood flooring, designer lighting fixtures, and custom millwork, elevate the home's atmosphere, creating an inviting and refined space. The gourmet kitchen is a standout, outfitted with top-tier stainless steel appliances, granite countertops, and generous storage, ensuring that cooking and hosting are a joy.

The home offers three bedrooms, including a luxurious primary suite retreat. This tranquil space boasts a spa-inspired ensuite bathroom and a walk-in closet, complemented by a cozy sitting area to unwind. Two additional generously-sized bedrooms provide ample space for family or guests.

The lower level is thoughtfully designed to function as an office or guest space, complete







with a murphy bed tucked behind barn doors and a separate private bedroom. A cozy living area and full bathroom complete this versatile level.

Outside, the backyard is an oasis for relaxation and entertaining. A spacious deck invites summer barbecues, quiet evenings under the stars, and everything in between. Located just a short walk from Winsport, where you can enjoy skiing, hockey, mountain biking, or the gym, this home offers unbeatable access to both nature and recreation. Shopping, dining, and parks are all nearby, while major roadways and public transport ensure easy commuting throughout the city. With its luxurious amenities, prime location, and timeless beauty, this home is the perfect combination of modern living and classic elegance. Schedule your private showing today and experience the pinnacle of luxury living in Calgary.

#### Built in 2012

#### **Essential Information**

MLS® # A2201275 Price \$979,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 2,153 Acres 0.10

Year Built 2012

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 20 Cougar Ridge Place Sw

Subdivision Cougar Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T2H 0V3

#### **Amenities**

Amenities Playground

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, Kitchen Island

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Cul-De-Sac

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 21st, 2025

Days on Market 42
Zoning R-G
HOA Fees 116
HOA Fees Freq. ANN

## **Listing Details**

## Listing Office E-Trinity Realty and Management Ltd

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