

# \$888,800 - 123 Cougar Ridge Drive Sw, Calgary

MLS® #A2201939

**\$888,800**

3 Bedroom, 3.00 Bathroom, 2,350 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

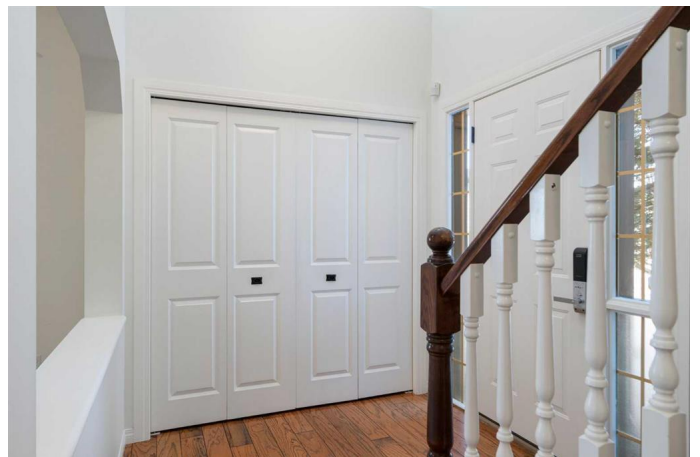
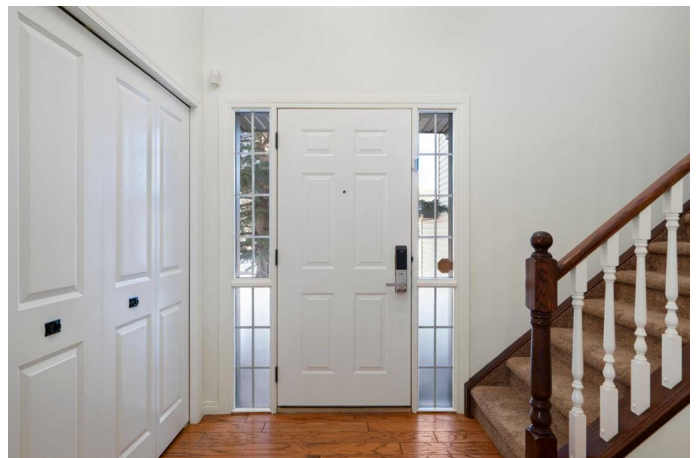
Over 2,300 sq ft on main and upper floors, with an excellent floor plan, and well-maintained. Ready for a quick possession. Main floor features rustic plank hardwood throughout with a large open living room (with corner fireplace), big dining area, U-shaped kitchen (with all newer appliances) and walk-thru pantry, and main floor den/flex room. Three big bedrooms up including the master and a beautiful ensuite with corner soaker tub and separate shower. The bonus room is massive and features cathedral ceilings and a 2nd fireplace surrounded by built-ins. Basement has an ideal layout for future development. Some framing is completed, and there is a walk-up to the back yard. Upper and lower decks outside. Garage is a good size and is roughed in for a gas heater if desired. Some upgrades include carpets upstairs, baseboards on the main, paint, HWT, roof and siding, and Air Conditioning! Ideally located just steps from the Waldorf School and a short drive to both public and private schools, this home is perfect for families. Outstanding value here; don't miss it!

Built in 2001

## Essential Information

MLS® # A2201939

Price \$888,800



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,350       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 123 Cougar Ridge Drive Sw |
| Subdivision | Cougar Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 4X6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Laundry                |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 2                                                                                                       |
| Fireplaces        | Gas                                                                                                     |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Unfinished, Walk-Up To Grade                                                                      |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 37               |
| Zoning         | R-G              |
| HOA Fees       | 120              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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