

# \$969,999 - 156 Cougar Ridge Manor Sw, Calgary

MLS® #A2217554

**\$969,999**

3 Bedroom, 4.00 Bathroom, 2,261 sqft

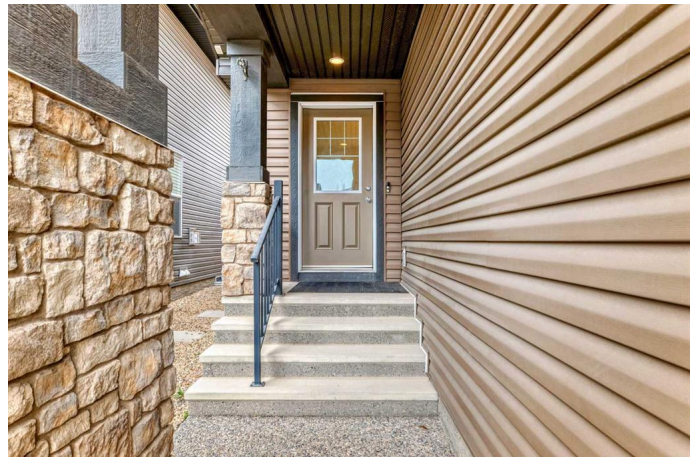
Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Open house this Sunday 2-4pm. Located just steps from the slopes and trails of Canada Olympic Park, the scenic paths and pond in Cougar Ridge, and the trails of Paskapoo, this home sits on a quiet, family-friendly street. Highlights include maple hardwood flooring, granite countertops throughout, and 9â€™™ ceilingsâ€™™all within a newer home in exceptional condition. The open-concept main level is filled with natural light from sunrise to sunset, creating a warm and inviting space ideal for entertaining or keeping an eye on the kids while cooking. The kitchen features a central island with breakfast bar, stainless steel appliances, a corner pantry, and a spacious dining area that opens onto the rear deck and low-maintenance backyard. A private front-facing den makes for the perfect home office. Upstairs, the primary suite boasts a 5-piece ensuite with a corner soaker tub and granite counters. Two additional generously sized bedrooms and a large bonus room offer flexible space for family living or entertaining guests. The fully finished lower level provides even more room for the kids to play or unwind. AC was installed in 2023. All this, just minutes from the shops and restaurants of West 85th, close to Calgary French & International School, and within the catchment for West Springs School and Westridge Middle School.

Built in 2012

## Essential Information



MLS® #	A2217554
Price	\$969,999
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,261
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	156 Cougar Ridge Manor Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0V4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Balcony, None
Lot Description	Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	6
Zoning	R-G

**Listing Details**

Listing Office	C-Luxury Realty Ltd.
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