

# \$990,000 - 57 Cougar Ridge Close Sw, Calgary

MLS® #A2243410

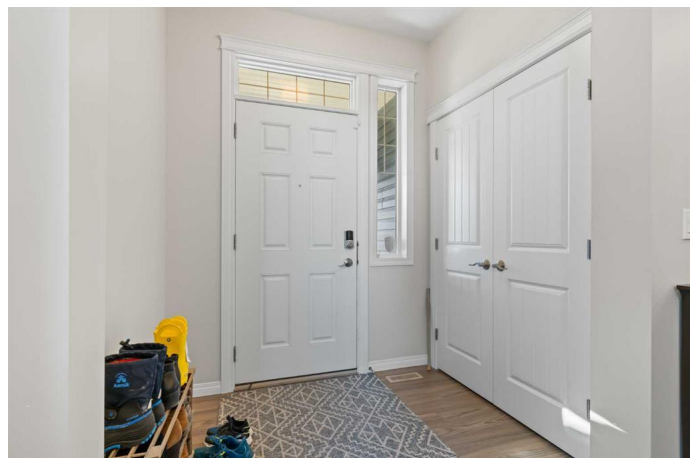
**\$990,000**

4 Bedroom, 4.00 Bathroom, 2,404 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Proudly offered by the original owners, this meticulously maintained home features 4 bedrooms, an office, a bonus room, a basement den, and 3.5 bathrooms. With over 2,400 sq ft above grade and a fully finished basement, the property is situated on a quiet street in Cougar Ridge. Enjoy a sunny, south-facing backyard that backs directly onto a walking path, providing privacy with no rear neighbors. The outdoor deck is perfect for relaxing or entertaining while overlooking the lush greenspace. Inside, you'll find 9-foot ceilings on both the main floor and basement, oversized windows, and a bright, open-concept layout ideal for modern family living. The kitchen is equipped with brand-new stainless-steel appliances, a large island with a breakfast bar, and a walk-through pantry connecting to a spacious mudroom for convenient grocery unloading. The living room features a comfortable space with a gas fireplace, while a dedicated office/den with built-in shelving offers a quiet place to work or study. The second floor boasts a vaulted bonus room—ideal for a media area, children's playroom, or extra living space. The primary bedroom includes a walk-in closet and a 5-piece ensuite bathroom with a soaker tub, double vanities, and a separate shower. Two additional bedrooms, a full bath, and a convenient upper-level laundry complete this level. The basement offers a large recreational room, a full bathroom, and a den that can be easily converted into a fifth bedroom, making it



perfect for guests, in-laws, or teens. It is pre-wired for surround sound, providing an excellent option for a future home theater or entertainment space. Located close to top-rated schools, WinSport, parks, shopping, and with easy access to Bow Trail, Stoney Trail, and the mountains, this home combines space, flexibility, and an exceptional location.

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243410    |
| Price          | \$990,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,404       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 57 Cougar Ridge Close Sw |
| Subdivision | Cougar Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 0V4                  |

### **Amenities**

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | None                                    |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached, 220 Volt Wiring |
| # of Garages   | 2                                       |

## Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                                                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                                                      |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Awning(s), BBQ gas line, Rain Barrel/Cistern(s) |
| Lot Description   | Backs on to Park/Green Space, Triangular Lot    |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stone, Wood Frame, Aluminum Siding              |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 22              |
| Zoning         | R-G             |
| HOA Fees       | 115             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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