

\$899,000 - 123 Cougar Ridge Drive Sw, Calgary

MLS® #A2201939

\$899,000

3 Bedroom, 3.00 Bathroom, 2,350 sqft
Residential on 0.11 Acres

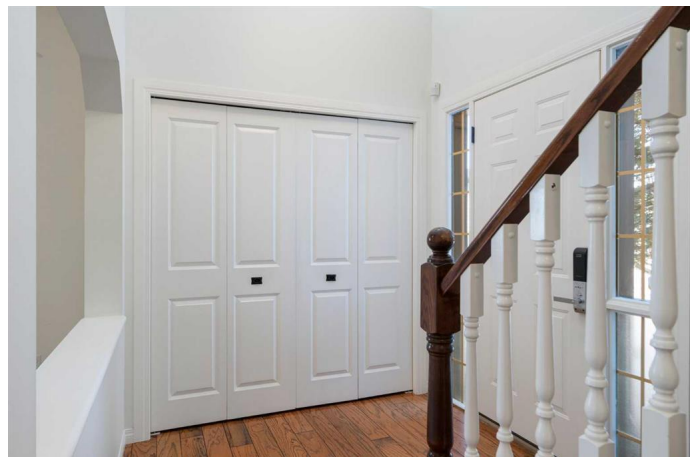
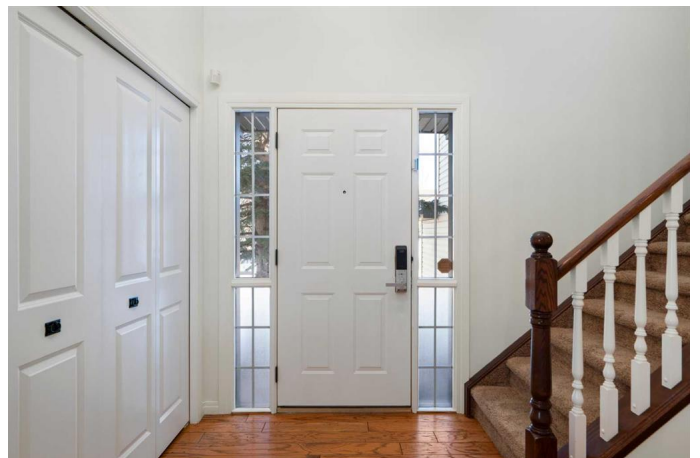
Cougar Ridge, Calgary, Alberta

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 | \$899,000 |



| | |
|----------------|-------------|
| 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 | 30 |
| Zoning | R-G |
| HOA Fees | 120 |
| HOA Fees Freq. | ANN |

Listing Details

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

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