

\$819,900 - 453 Cougar Ridge Drive Sw, Calgary

MLS® #A2199458

\$819,900

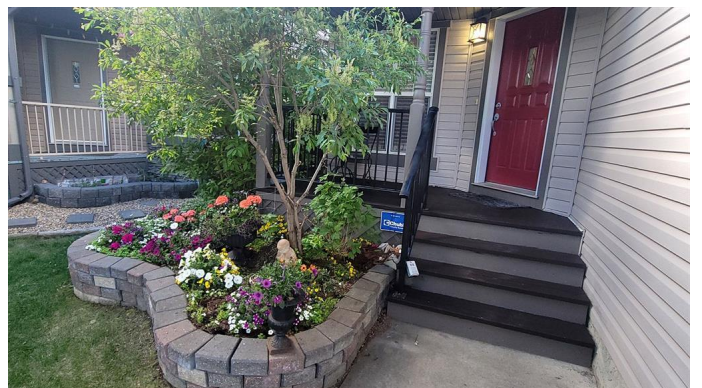
3 Bedroom, 3.00 Bathroom, 1,967 sqft
Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE SATURDAY 1-3 PM

Welcome to this stunning home nestled in the heart of Cougar Ridge, one of Calgary's most sought-after communities. Situated just steps away from the Waldorf School and only a short drive from both public and private schools, this prime location offers the perfect balance of convenience and tranquility. Exceptional Outdoor Living! This home features an expansive, beautifully landscaped yard, perfect for outdoor enthusiasts. Enjoy a year-round deck with a charming wood-roofed gazebo complete with screens and curtains for added comfort. A raised garden and private patio, surrounded by mature trees and no neighbors behind, provide a peaceful retreat. Spacious Interior with Timeless Elegance. With nearly 2,700 sq. ft. of developed living space, this three-bedroom, two-and-a-half-bath home is the epitome of pride of ownership. Immaculately maintained, the home greets you with a beautiful stone-accented exterior, mature trees, and a raised flower garden off the front deck - ideal for your morning coffee.

The attached two-car garage, featuring a newly installed garage door, provides ample space for bikes, tools, and vehicles. Upon entering, you are welcomed into a spacious foyer, complemented by a large room perfect for dining, a home office, or a playroom. A conveniently located large half bath rounds out the main level. The entire interior has been freshly painted, and newly refinished



hardwood floors flow through the home, leading you to the heart of the house. The living room is an entertainers dream, with custom arches that frame a stunning natural stone fireplace, a central focal point that exudes warmth and charm. The kitchen is a chef's delight, boasting a large island with new quartz countertops, a spacious pantry, an eat-in area, and rich maple cabinetry. Oversized windows flood the space with natural light and feature Hunter Douglas blinds to protect your furniture. Impressive Upper-Level Layout ! Upstairs, you will find a thoughtfully designed layout that optimizes space. A massive bonus room with vaulted ceilings and a built-in projection and screen system provides the ideal space for a home theater, gym, or play area. There are three generously sized bedrooms and a four-piece bathroom complete this floor. The luxurious primary bedroom offers a walk-in closet and a private ensuite with a soaker jet tub and separate shower, ensuring a tranquil retreat. For added convenience, the upper level also features a spacious laundry area with new tile flooring. The lower level is a dream for those who love to entertain, offering a large recreation space with room for a pool table, gaming area, and abundant storage. Easy to make another bedroom or two in the lower level. PLUS there is a rough-in for a bathroom. Cougar Ridge offers unparalleled convenience with quick access to downtown, the Ring Road, shopping, schools, Winsport, walking trails, and the Rocky Mountains. Whether you are seeking outdoor adventures or

Built in 2003

Essential Information

MLS® #	A2199458
Price	\$819,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,967
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	453 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5A1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	118
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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