

# \$759,900 - 226 Cougar Plateau Mews Sw, Calgary

MLS® #A2199757

**\$759,900**

4 Bedroom, 4.00 Bathroom, 1,731 sqft  
Residential on 0.12 Acres

Cougar Ridge, Calgary, Alberta

This meticulously designed home offers stunning curb appeal and sits on a spacious 31' x 118' deep lot in a peaceful cul-de-sac. With a curved front driveway accommodating up to six cars, this home boasts over 2300sqft of living space and stands out with both style and practicality.

Step inside to a pristine, move-in-ready residence featuring 4 bedrooms (3 up, 1 down), 3.5 bathrooms, and a spacious bonus room upstairs. Architectural highlights include 9-ft ceilings, rounded corners, and elegant 6-inch baseboards. The main living area showcases brand-new luxury wide plank vinyl flooring, enhancing the home's modern appeal.

The open-concept kitchen is designed for both function and style, featuring a large island with a raised breakfast bar, ample cabinetry, a walk-through pantry, and stainless steel appliances, including an over-the-range microwave. Adjacent to the kitchen, the bright dining nook provides direct access through double French doors to a 260 sq. ft. treated deck and a massive backyard perfect for outdoor entertaining.

The great room is warm and inviting, anchored by a gas fireplace with an elegant mantle. Upstairs, the primary suite is a true retreat, complete with a large soaker tub and a spacious 3.5â€™™ x 4â€™™ shower with a



built-in seat. The home is also wired for cable throughout, and the bonus room is pre-wired for a home theater system.

The fully finished basement is a standout feature, offering a large recreation area with a stylish wet bar, and additional 4th bedroom, ample storage space/closets as well as a 3rd full 4pc bathroom.

This exceptional home is situated in a prime location, offering peace and privacy while remaining close to all amenities. Don't miss out—call now to schedule your private viewing!

Built in 2004

### **Essential Information**

MLS® #	A2199757
Price	\$759,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,731
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	226 Cougar Plateau Mews Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 5S2

### **Amenities**

Parking Spaces 6  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Other  
Lot Description Cul-De-Sac, Landscaped, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office 2% Realty

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