

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

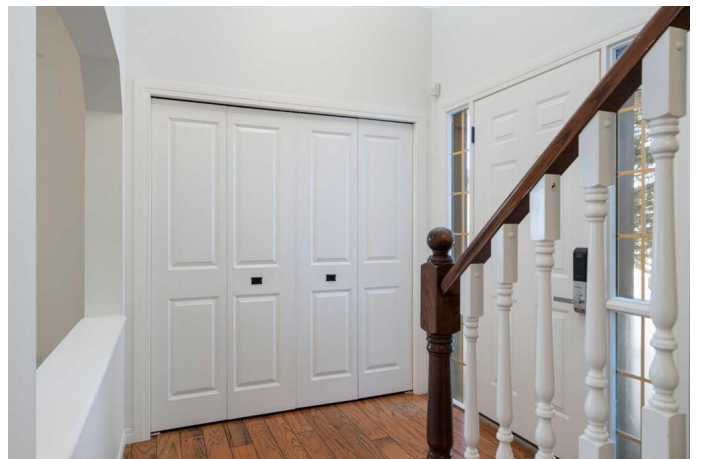
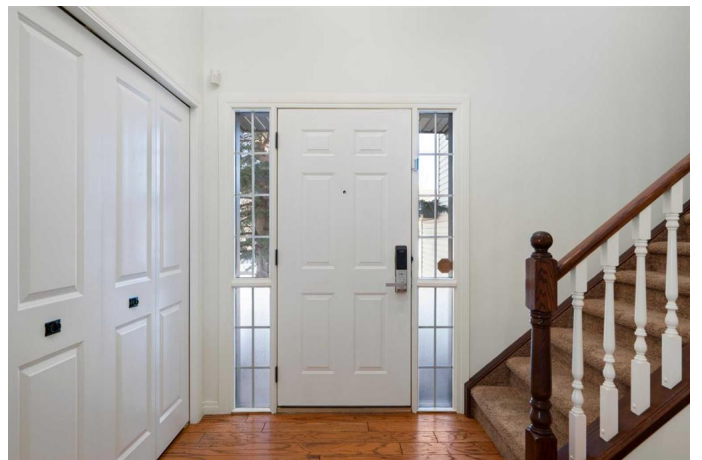
MLS® #A2201939

**\$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 | 1                |
| Zoning         | R-G              |
| HOA Fees       | 120              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.