

57 Cougar Ridge Close SW
Calgary, Alberta

MLS # A2243410



\$990,000

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|-----------|--|--------|-------------------|
| Division: | Cougar Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,404 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | 220 Volt Wiring, Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Triangular Lot | | |

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|-------------|-------------------------------------|------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding , Stone, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

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

Inclusions: N/A

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.