

\$959,000 - 85 Cougar Ridge Cove Sw, Calgary

MLS® #A2228140

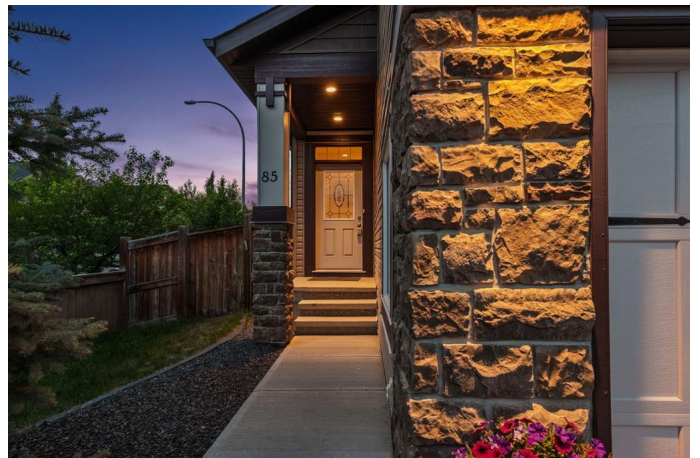
\$959,000

4 Bedroom, 4.00 Bathroom, 2,211 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE â€“ Sat, June 7 (2-4pm) Steps to the slopes and trails at Winsport/C.O.P., the paths & pond in Cougar Ridge and the trails at Paskapoo, a quiet cul de sac, a corner lot (no sidewalks!) and a BRIGHT western exposure â€“ FANTASTIC! This is a two storey, offering 2211 sq ft above grade, 3 beds and a Bonus Room up and a further 824 sq ft developed down - a legal suite, with private access, your in-law suite or MORTGAGE HELPER! Highlights incl maple hardwoods, granite counters throughout, 9â€™™ ceilings - a newer home in excellent condition! The main level presents an open plan, a home which follows the sun from morning to evening - bathed in the warmth of the sun, a space to entertain or watch over the kids as you prep in the kitchen. The kitchen features a center island/breakfast bar, s/s appliances, including gas stove and corner pantry plus a large dining space leading to the rear deck and LOW MAINTENANCE rearyard. The main level also enjoys a private den/office at the entrance. Upstairs the primary bedroom offers a 4pc en suite with soaker, a separate shower and granite counters. The two addâ€™™I beds up are both well-sized and the LARGE Bonus Room offers a space for the family retreat or a second space to entertain family & friends. The lower level has been developed as a legal suite providing space for the in-laws or as a rented suite . All of this just a short jaunt to an impressive list of restaurants and shops along West 85th, closeby Calgary French Intâ€™™I and a short



walk to the West Springs School & Westridge Middle School.

Built in 2011

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2228140 |
| Price | \$959,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,211 |
| Acres | 0.11 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 85 Cougar Ridge Cove Sw |
| Subdivision | Cougar Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 0S5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Wet Bar |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |

| | |
|-----------------|--------------------------------|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Playground |
| Lot Description | Corner Lot, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 4 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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