

# \$979,000 - 20 Cougar Ridge Place Sw, Calgary

MLS® #A2201275

**\$979,000**

3 Bedroom, 2.00 Bathroom, 2,153 sqft  
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

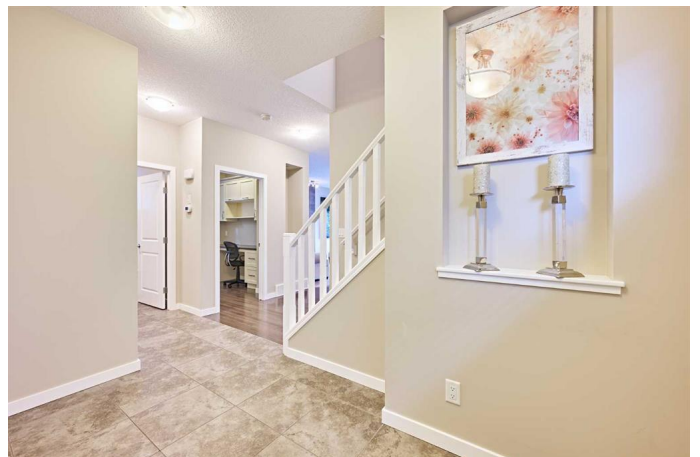
Nestled in the prestigious community of Cougar Ridge, just off Paskapoo Drive, this exquisite property offers the perfect blend of luxury, comfort, and convenience. Ideally situated in Southwest Calgary, residents enjoy quick access to an array of amenities, natural landscapes, and urban conveniences.

Upon arrival, the impeccable exterior landscaping sets the stage for the elegance that lies within. Inside, the home radiates warmth and sophistication, with a spacious 2,152 sq ft floor plan that seamlessly accommodates both relaxation and entertainment. The residence features two office spaces, making it perfect for those who work from home or seek extra room for personal use.

High-end finishes, such as hardwood flooring, designer lighting fixtures, and custom millwork, elevate the home's atmosphere, creating an inviting and refined space. The gourmet kitchen is a standout, outfitted with top-tier stainless steel appliances, granite countertops, and generous storage, ensuring that cooking and hosting are a joy.

The home offers three bedrooms, including a luxurious primary suite retreat. This tranquil space boasts a spa-inspired ensuite bathroom and a walk-in closet, complemented by a cozy sitting area to unwind. Two additional generously-sized bedrooms provide ample space for family or guests.

The lower level is thoughtfully designed to function as an office or guest space, complete



with a murphy bed tucked behind barn doors and a separate private bedroom. A cozy living area and full bathroom complete this versatile level.

Outside, the backyard is an oasis for relaxation and entertaining. A spacious deck invites summer barbecues, quiet evenings under the stars, and everything in between.

Located just a short walk from Winsport, where you can enjoy skiing, hockey, mountain biking, or the gym, this home offers unbeatable access to both nature and recreation.

Shopping, dining, and parks are all nearby, while major roadways and public transport ensure easy commuting throughout the city.

With its luxurious amenities, prime location, and timeless beauty, this home is the perfect combination of modern living and classic elegance. Schedule your private showing today and experience the pinnacle of luxury living in Calgary.

Built in 2012

### **Essential Information**

MLS® #	A2201275
Price	\$979,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,153
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address 20 Cougar Ridge Place Sw

Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0V3

### **Amenities**

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	22
Zoning	R-G
HOA Fees	116
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

E-Trinity Realty and Management Ltd

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.