

\$794,900 - 7 Cougar Ridge Court Sw, Calgary

MLS® #A2193505

\$794,900

4 Bedroom, 4.00 Bathroom, 1,946 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to the family-friendly and accessible community of Cougar Ridge! Ideally located close to schools, parks, shopping centres, Canada Olympic Park, and with quick access to the mountains, this neighbourhood offers a wonderful place to call home.

This spacious home has been freshly painted, with brand-new carpet and appliances throughout. The light and open floor plan greets you with vaulted ceilings as you enter the front foyer, which leads into the bright living room with a cozy corner gas fireplace, the dining area, and a kitchen with beautiful south-facing windows—perfect for family gatherings and entertaining.

New sliding doors from the kitchen nook open to a deck with a natural gas BBQ hookup, and the backyard is flat and ready for your landscaping ideas, with no neighbours behind. For added convenience, the laundry room is located on the main floor. The double garage is insulated, drywalled, and offers plenty of space, including a workbench area.

Upstairs, you'll find three generously sized bedrooms, including a master suite with an ensuite bathroom featuring a soaker tub and a separate shower. There's also a second full bathroom and a huge bonus room with vaulted ceilings, ideal for a playroom, home office, or entertainment space.

The fully developed basement offers additional living space, including an office or games room, a bar area, a full bathroom, and a large living room. Plus, there's a storage room and a



bonus room that has traditionally been used as a bedroom with a window, (no legal egress), closet, and attached full bathroom .
Call your favourite realtor today and see if this is the house you will call home!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2193505 |
| Price | \$794,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,946 |
| Acres | 0.10 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 7 Cougar Ridge Court Sw |
| Subdivision | Cougar Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H5C4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Bar, Central Vacuum, Kitchen Island, |
|-------------------|--|

| | |
|-----------------|--|
| | Open Floorplan, Storage |
| Appliances | Dishwasher, Refrigerator, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 59 |
| Zoning | R-G |
| HOA Fees | 119 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---|
| Listing Office | Property Solutions Real Estate Group Inc. |
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