

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

MLS® #A2228140

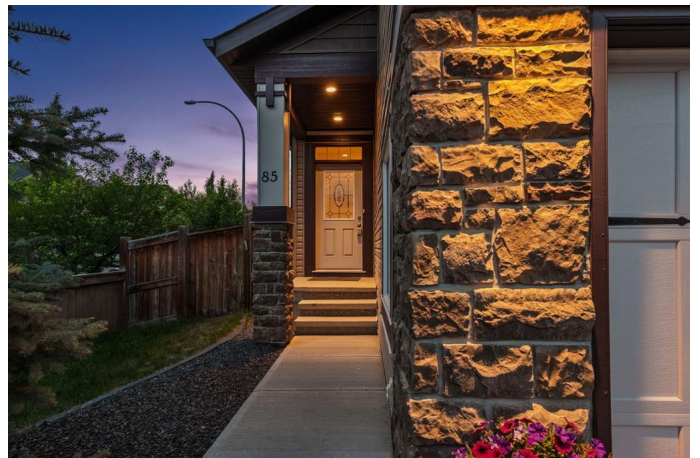
**\$959,000**

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	6
Zoning	R-G

## Listing Details

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

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.