

\$764,900 - 132 Cougar Ridge Drive Sw, Calgary

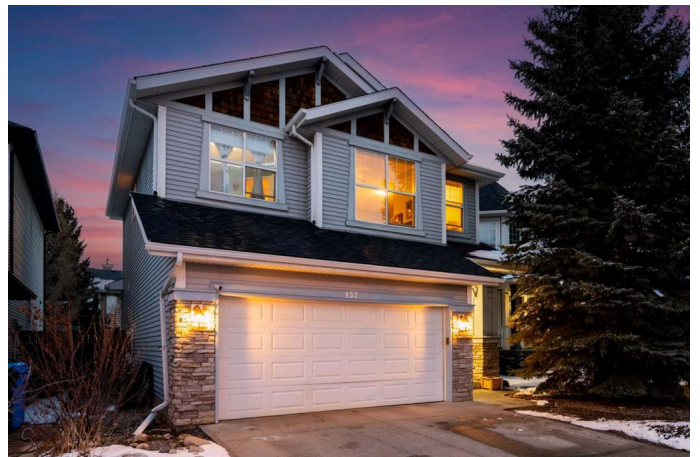
MLS® #A2206937

\$764,900

5 Bedroom, 4.00 Bathroom, 1,665 sqft
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this lovely 5-bedroom, 3.5-bathroom home, ideally situated in the heart of the highly sought-after Cougar Ridge community. Just steps from the scenic walking and biking trails of Paskapoo Slopes, and a short stroll to the ridge where you can take in breathtaking sunrise views, this home offers the perfect blend of nature, comfort, and convenience. Inside, the open-concept main floor is designed with both style and functionality in mind. A welcoming foyer leads into a warm and inviting great room with a cozy corner gas fireplace, complemented by neutral carpeting and finishes throughout. The maple kitchen features a central island with raised eating bar, a walk-in pantry, and brand new stainless steel appliances including a fridge, stove, microwave hood fan, and dishwasher—perfect for home chefs and entertainers alike. Upstairs, the spacious primary suite offers a large walk-in closet and a luxurious 5-piece ensuite complete with dual sinks, a jetted tub, and a stand-up shower. Two additional bedrooms, a sun-filled south-facing bonus room with high ceilings, and a convenient upstairs laundry with washer and dryer make this level perfect for a growing family. The fully finished basement adds exceptional value, featuring two more bedrooms, a full 3-piece bathroom, and a cozy living area ideal for guests, teens, or multi-generational living. Outside, enjoy summer gatherings on the expansive cedar deck, or relax on the interlocking brick patio



surrounded by a fully fenced, landscaped yard filled with mature trees, shrubs, and vibrant flower beds. It's the perfect space for entertaining, quiet evenings with family, or outdoor play. Cougar Ridge is a family-friendly neighborhood known for its playgrounds, access to nature, and proximity to the mountains. Top-rated schools—including the Waldorf School and French International School—are nearby, along with abundant shopping, recreation, and amenities. You're just minutes from COP (WinSport) and only 15 minutes to downtown Calgary, making this a truly unbeatable location. Whether you're a young family or looking for more space in a prime community, this move-in-ready home checks all the boxes. Don't miss your chance—book your private showing today!

Built in 2002

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206937 |
| Price | \$764,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,665 |
| Acres | 0.10 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 132 Cougar Ridge Drive Sw |
| Subdivision | Cougar Ridge |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 4X6 |

Amenities

| | |
|----------------|---|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Back Yard, City Lot, Few Trees, Landscaped, Lawn, Level |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 15 |
| Zoning | R-G |
| HOA Fees | 119 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office

RE/MAX First

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