\$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, 9' 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 stovemand 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 add'l 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 Int'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

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full

1

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 10

Zoning R-G

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.