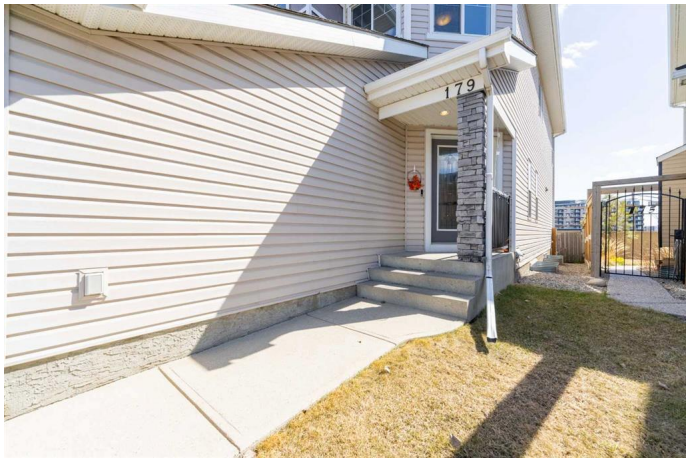
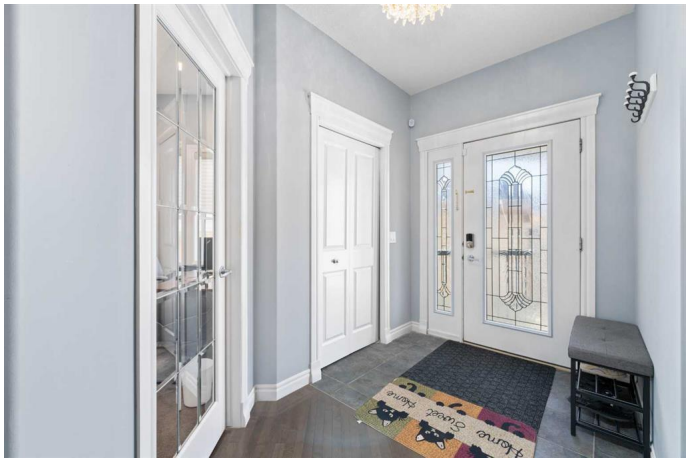
$845,000 - 179 Cougar Plateau Way Sw, Calgary

MLS® #A2226193

$845,000
3 Bedroom, 3.00 Bathroom, 2,072 sqft
Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta





Welcome to your dream oasis! Nestled in the highly sought-after Cougar Ridge community, this exquisite 3-bedroom plus den, 2.5-bath home offers an unparalleled blend of luxury and comfort. Spanning over 2,000 sq ft with a fully finished basement, this upgraded residence is designed for modern living.

Step inside to discover an inviting open-concept layout adorned with elegant hardwood flooring that flows seamlessly throughout the main level. The heart of the home features a spacious great room highlighted by a cozy gas fireplaceâ€”perfect for those chilly evenings spent with family or entertaining friends. The main floor also features a versatile den enclosed by a stunning glass wallâ€”an inspiring space perfect for a home office or study

The gourmet kitchen boasts a generous pantry and ample counter space, making it ideal for culinary enthusiasts.
Retreat to your serene master suite where breathtaking mountain views await from your private bedroom window. The luxurious bath oasis beckons with its spa-like ambiance, complete with a large walkin closet. An additional bonus room on the upper floor provides versatile space for a playroom, office, or guest areaâ€”tailoring perfectly to your lifestyle needs.

Venture downstairs to find a beautifully

finished basement that offers endless possibilities and includes roughed-in plumbing for an additional bathroomâ€”perfect for creating that dream entertainment zone or guest suite! With no neighbors behind you, enjoy uninterrupted views and added privacy in your backyard sanctuary.

This exceptional property also features a double attached garage providing convenience and security. Donâ€™t miss out on this incredible opportunity to own a piece of modern elegance in Cougar Ridge! Schedule your private showing today and experience firsthand what makes this home truly special. Your perfect lifestyle awaits!

Built in 2005

Essential Information

MLS® #	A2226193
Price	$845,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,072
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	179 Cougar Plateau Way Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3H 5S3

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage METRO

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