

57 Cougar Ridge Close SW  
Calgary, Alberta

MLS # A2243410

\$990,000

|           |                                              |        |                   |
|-----------|----------------------------------------------|--------|-------------------|
| Division: | Cougar Ridge                                 |        |                   |
| Type:     | Residential/House                            |        |                   |
| Style:    | 2 Storey                                     |        |                   |
| Size:     | 2,404 sq.ft.                                 | Age:   | 2013 (12 yrs old) |
| Beds:     | 4                                            | Baths: | 3 full / 1 half   |
| Garage:   | 220 Volt Wiring, Double Garage Attached      |        |                   |
| Lot Size: | 0.10 Acre                                    |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Triangular Lot |        |                   |

|             |                                     |            |     |
|-------------|-------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas             | Water:     | -   |
| Floors:     | Carpet, Laminate, Tile              | Sewer:     | -   |
| Roof:       | Asphalt Shingle                     | Condo Fee: | -   |
| Basement:   | Finished, Full                      | LLD:       | -   |
| Exterior:   | Aluminum Siding , Stone, Wood Frame | Zoning:    | R-G |
| Foundation: | Poured Concrete                     | Utilities: | -   |

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound

**Inclusions:** N/A

Proudly offered by the original owners, this meticulously maintained home features 4 bedrooms, an office, a bonus room, a basement den, and 3.5 bathrooms. With over 2,400 sq ft above grade and a fully finished basement, the property is situated on a quiet street in Cougar Ridge. Enjoy a sunny, south-facing backyard that backs directly onto a walking path, providing privacy with no rear neighbors. The outdoor deck is perfect for relaxing or entertaining while overlooking the lush greenspace. Inside, you'll find 9-foot ceilings on both the main floor and basement, oversized windows, and a bright, open-concept layout ideal for modern family living. The kitchen is equipped with brand-new stainless-steel appliances, a large island with a breakfast bar, and a walk-through pantry connecting to a spacious mudroom for convenient grocery unloading. The living room features a comfortable space with a gas fireplace, while a dedicated office/den with built-in shelving offers a quiet place to work or study. The second floor boasts a vaulted bonus room—ideal for a media area, children's playroom, or extra living space. The primary bedroom includes a walk-in closet and a 5-piece ensuite bathroom with a soaker tub, double vanities, and a separate shower. Two additional bedrooms, a full bath, and a convenient upper-level laundry complete this level. The basement offers a large recreational room, a full bathroom, and a den that can be easily converted into a fifth bedroom, making it perfect for guests, in-laws, or teens. It is pre-wired for surround sound, providing an excellent option for a future home theater or entertainment space. Located close to top-rated schools, WinSport, parks, shopping, and with easy access to Bow Trail, Stoney Trail, and the mountains, this home combines space, flexibility, and an exceptional location.