

# \$949,900 - 35 Cougar Ridge View Sw, Calgary

MLS® #A2247924

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,475 sqft

Residential on 0.15 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this beautifully maintained executive 2-storey in Cougar Ridge, offering nearly 3,500 sq. ft. of developed living space, a fully finished walkout basement, and a rare triple garage. Designed for both family living and entertaining, this home features 4 bedrooms, 4 bathrooms, and 2 fireplaces. The main level is highlighted by site-finished maple hardwood floors, a stunning winding staircase, and a spacious kitchen with warm maple cabinetry, an eat-up breakfast bar, and ample storage. The adjoining living room is anchored by a natural gas fireplace with custom built-in shelving, creating both a striking focal point and functional storage. A formal dining room with French doors provides flexibility as either an elegant dining space or the perfect home office. Upstairs, a bright loft with spectacular north views adds an extra layer of versatility, while the large primary retreat boasts a 5-piece ensuite with dual vanities, whirlpool tub, and a walk-in closet. Two additional, large bedrooms and a full bath complete this level. The fully developed walkout basement offers even more living space with a second fireplace, making it ideal for gatherings, entertainment, or private guest quarters. Outdoors, the professionally landscaped yard includes a legal gated RV parking pad. Updates such as newer shingles, furnace, water tank and air conditioning ensure peace of mind, while the quiet location places you just steps from the ridge with walking paths, COP Ski/Mountain Biking hill, playgrounds,



and close proximity to some of Calgary's best schools, shopping, and restaurants. Meticulously cared for and move-in ready, this home truly shows like new and is the perfect blend of elegance, comfort, and function.

Built in 2001

**Essential Information**

MLS® #	A2247924
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,475
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	35 Cougar Ridge View Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4X3

**Amenities**

Amenities	Park
Parking Spaces	6
Parking	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Outside, Triple Garage Attached, Boat, On Street
# of Garages	3

**Interior**

Interior Features	Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), BBQ gas line, Lighting, Private Entrance, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Corner Lot, Few Trees, Gentle Sloping, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Post & Beam
Foundation	Poured Concrete

## Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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