

# \$959,000 - 85 Cougar Ridge Cove Sw, Calgary

MLS® #A2228140

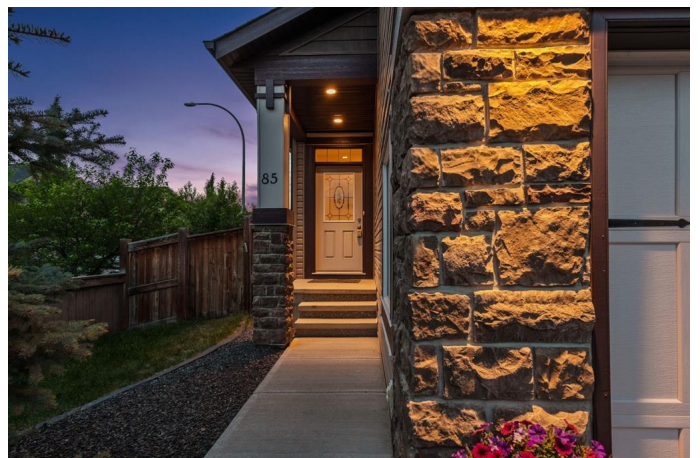
**\$959,000**

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, 9â€™ 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 stove and 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 addâ€™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 Intâ€™l 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 | 1                              |
| Fireplaces      | Gas                            |
| Has Basement    | Yes                            |
| Basement        | Exterior Entry, Finished, Full |

## 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 |
|----------------|--------------|

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