# \$725,000 - 51 Cougar Ridge Circle Sw, Calgary

MLS® #A2215491

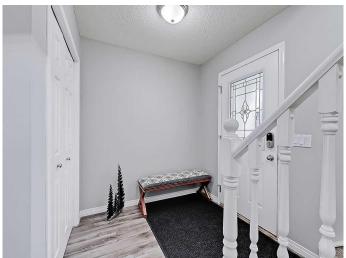
## \$725,000

5 Bedroom, 4.00 Bathroom, 1,482 sqft Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

This fully developed 5-bedroom, 3.5-bathroom home in sought-after Cougar Ridge offers functional living space and is perfect for families looking for space, comfort, and convenience. With a large, west-facing backyard and great natural light throughout the main living areas, this home blends style with everyday practicality. The main floor features an updated kitchen with modern finishes, ample cabinetry, a central island and corner pantryâ€"ideal for family meals and entertaining. The open-concept living and dining areas are bright and welcoming, thanks to expansive windows capturing the sunny west exposure. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a walk-in closet and a private ensuite. The fully finished basement adds two additional bedrooms (illegal), a full bathroom, and a versatile rec roomâ€"perfect for guests, a home gym, or extra living space. Key upgrades include a new roof (2017) with 40-year shingles, central A/C (2022), and a heated (2020) double attached garage. The large west-facing backyard is great for outdoor enjoyment year-round, whether you're hosting a BBQ or watching the sunset. Located on Calgary's desirable west side, Cougar Ridge is known for its family-friendly atmosphere, proximity to top-rated schools, WinSport, and convenient access to downtown and the mountains. Living here means enjoying quiet streets, nearby parks and pathways, and all the amenities of the West







Springs and Aspen areas just minutes away.

#### Built in 2003

#### **Essential Information**

MLS® # A2215491 Price \$725,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,482 Acres 0.10 Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 51 Cougar Ridge Circle Sw

Subdivision Cougar Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5C8

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan,

Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 29th, 2025

Days on Market 3

Zoning R-G

HOA Fees 119

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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