

# \$764,900 - 132 Cougar Ridge Drive Sw, Calgary

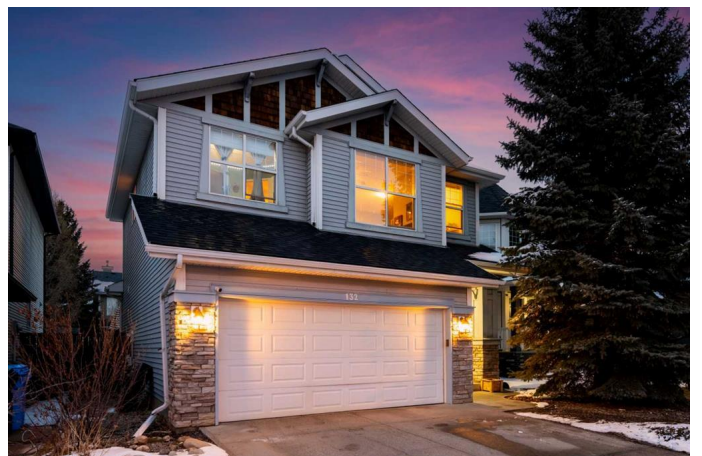
MLS® #A2206937

**\$764,900**

5 Bedroom, 4.00 Bathroom, 1,665 sqft  
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this lovely 5-bedroom, 3.5-bathroom home, ideally situated in the heart of the highly sought-after Cougar Ridge community. Just steps from the scenic walking and biking trails of Paskapoo Slopes, and a short stroll to the ridge where you can take in breathtaking sunrise views, this home offers the perfect blend of nature, comfort, and convenience. Inside, the open-concept main floor is designed with both style and functionality in mind. A welcoming foyer leads into a warm and inviting great room with a cozy corner gas fireplace, complemented by neutral carpeting and finishes throughout. The maple kitchen features a central island with raised eating bar, a walk-in pantry, and brand new stainless steel appliances including a fridge, stove, microwave hood fan, and dishwasher—perfect for home chefs and entertainers alike. Upstairs, the spacious primary suite offers a large walk-in closet and a luxurious 5-piece ensuite complete with dual sinks, a jetted tub, and a stand-up shower. Two additional bedrooms, a sun-filled south-facing bonus room with high ceilings, and a convenient upstairs laundry with washer and dryer make this level perfect for a growing family. The fully finished basement adds exceptional value, featuring two more bedrooms, a full 3-piece bathroom, and a cozy living area ideal for guests, teens, or multi-generational living. Outside, enjoy summer gatherings on the expansive cedar deck, or relax on the interlocking brick patio



surrounded by a fully fenced, landscaped yard filled with mature trees, shrubs, and vibrant flower beds. It's the perfect space for entertaining, quiet evenings with family, or outdoor play. Cougar Ridge is a family-friendly neighborhood known for its playgrounds, access to nature, and proximity to the mountains. Top-rated schools including the Waldorf School and French International School are nearby, along with abundant shopping, recreation, and amenities. You're just minutes from COP (WinSport) and only 15 minutes to downtown Calgary, making this a truly unbeatable location. Whether you're a young family or looking for more space in a prime community, this move-in-ready home checks all the boxes. Don't miss your chance book your private showing today!

Built in 2002

### Essential Information

MLS® #	A2206937
Price	\$764,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,665
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	132 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4X6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, City Lot, Few Trees, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

RE/MAX First

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.