

# \$794,900 - 7 Cougar Ridge Court Sw, Calgary

MLS® #A2193505

**\$794,900**

4 Bedroom, 4.00 Bathroom, 1,946 sqft  
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to the family-friendly and accessible community of Cougar Ridge! Ideally located close to schools, parks, shopping centres, Canada Olympic Park, and with quick access to the mountains, this neighbourhood offers a wonderful place to call home.

This spacious home has been freshly painted, with brand-new carpet and appliances throughout. The light and open floor plan greets you with vaulted ceilings as you enter the front foyer, which leads into the bright living room with a cozy corner gas fireplace, the dining area, and a kitchen with beautiful south-facing windows—perfect for family gatherings and entertaining.

New sliding doors from the kitchen nook open to a deck with a natural gas BBQ hookup, and the backyard is flat and ready for your landscaping ideas, with no neighbours behind. For added convenience, the laundry room is located on the main floor. The double garage is insulated, drywalled, and offers plenty of space, including a workbench area.

Upstairs, you'll find three generously sized bedrooms, including a master suite with an ensuite bathroom featuring a soaker tub and a separate shower. There's also a second full bathroom and a huge bonus room with vaulted ceilings, ideal for a playroom, home office, or entertainment space.

The fully developed basement offers additional living space, including an office or games room, a bar area, a full bathroom, and a large living room. Plus, there's a storage room and a



bonus room that has traditionally been used as a bedroom with a window, (no legal egress), closet, and attached full bathroom .  
Call your favourite realtor today and see if this is the house you will call home!

Built in 2004

### **Essential Information**

MLS® #	A2193505
Price	\$794,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,946
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	7 Cougar Ridge Court Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5C4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open
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	Floorplan, Storage, Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Property Solutions Real Estate Group Inc.
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