



GRASSROOTS
REALTY GROUP

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227 Cougar Plateau Way SW
Calgary, Alberta

MLS # A2218291



\$750,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,778 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This exceptional home is situated on a MASSIVE, PIE-SHAPED, CORNER LOT with just under 7,000 SQ FT, offering a backyard with RARE SPACE AND PRIVACY in the highly sought-after community of COUGAR RIDGE. The EXPANSIVE SOUTH-FACING BACKYARD is perfect for kids, pets, and outdoor entertaining — complete with a HUGE 400 SQ FT DECK and a BEAUTIFULLY BUILT PERGOLA. With SOUTHWEST EXPOSURE, this sun-drenched yard offers AMPLE ROOM for gardening, entertaining, play, and evening relaxation. Featuring a FUNCTIONAL LAYOUT and a warm, inviting atmosphere, the kitchen, living, and dining areas flow together seamlessly, anchored by a GAS FIREPLACE and brightened by LARGE SOUTH-FACING WINDOWS that flood the space with NATURAL LIGHT. The kitchen includes NEW STAINLESS-STEEL APPLIANCES (2024) — NEW fridge with ice maker, NEW stove/oven, and a NEW dishwasher — plus a LARGE PANTRY to keep everything organized. Working from home? The MAIN FLOOR OFFICE is perfect for focused productivity, while CUSTOM CALIFORNIA CLOSETS on the main floor cleverly maximize storage. The FULLY UNDEVELOPED BASEMENT is a BLANK CANVAS ready for your vision to come to life. Upstairs, the PRIMARY BEDROOM offers a calm, sunlit escape — SPACIOUS ENOUGH FOR A KING BED and outfitted with a CUSTOM CALIFORNIA CLOSET. The 4-PIECE ENSUITE feels like a SPA AT HOME, featuring a DEEP SOAKER TUB that’s perfect for unwinding at the end of the day. You’ll love the convenience of UPSTAIRS LAUNDRY, along with TWO ADDITIONAL BEDROOMS, a SECOND FULL BATHROOM, and a LARGE BONUS ROOM — ideal for a growing family. Additional perks include AIR CONDITIONING, A

DOUBLE ATTACHED GARAGE + DRIVEWAY. Location-wise, you're in a great spot — with unbeatable access to CANADA OLYMPIC PARK, PASKAPOO TRAILS, the amenities along 85TH STREET, and QUICK ACCESS to the mountains via STONEY TRAIL or a smooth downtown commute via BOW TRAIL. Don't miss your chance to own one of Cougar Ridge's most desirable lots!