



GRASSROOTS
REALTY GROUP

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100 Cougar Ridge Close SW
Calgary, Alberta

MLS # A2275670



\$869,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Jetted Tub, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: TV mounts

Discover the pinnacle of modern family living at 100 Cougar Ridge Close SW, nestled on a peaceful, family-friendly street in the heart of vibrant Cougar Ridge. This home is mere steps from the thrilling slopes and trails of Canada Olympic Park (WinSport), the scenic paths and pond in the community, expansive Paskapoo trails, top-rated Westside schools, shopping, and restaurants—offering an unparalleled blend of convenience, recreation, and natural beauty. This residence boasts contemporary high-end finishes setting it apart as a true standout in the community. From the moment you enter, you'll be captivated by the open-concept main floor, flooded with abundant natural light and designed for effortless entertaining. The gourmet kitchen is a chef's dream, featuring custom cabinetry, gleaming quartz countertops, a spacious quartz center island with breakfast bar, premium stainless steel appliances, a corner pantry, and a generous dining area that flows seamlessly to the east-facing rear deck and fully fenced yard—perfect for morning coffee or summer barbecues with the convenient outdoor BBQ gas hookup. Additional main-floor highlights include a private den/office behind elegant French doors, a convenient half bath, and a mudroom with direct access to the insulated and drywalled double attached garage. Upstairs the luxurious primary suite is a serene retreat complete with a spa-like 5-piece ensuite featuring quartz countertops, tile and glass shower, a corner jetted tub, double vanity, private water closet, make up area and direct access to a spacious walk-in closet. A versatile bonus room provides the ideal family gathering space, secondary entertainment area, or home study. Two additional well-proportioned bedrooms (each with walk-in closets), a 4-piece bath, and a dedicated laundry room complete this floor. The fully

finished basement elevates the home further, offering a large recreational/media room ideal for movie nights and games area, a fourth bedroom, a full 4-piece bath, ample storage, and thoughtful plumbing roughed-in for a future wet bar. Stunning inside and out, this home shines with meticulous attention to detail: elegant tiles, pre-wiring for speakers throughout the home, Gemstone lighting for effortless year-round curb appeal and holiday magic, and central air conditioning for ultimate comfort. This is the home that truly checks every box—superior location, thoughtful layout, and a lifestyle of sophistication and ease. Don't miss this exceptional opportunity—check out the video in the media link and book your private showing today!