



GRASSROOTS
REALTY GROUP

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35 Cougar Ridge Place SW
Calgary, Alberta

MLS # A2279300



\$989,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,421 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

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

Features: Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Greenhouse, Garage Heater, Hot Tub - As Is

OPEN HOUSE THIS SUNDAY, JANUARY 18TH, 12-3PM This stunning family home is tucked away on a quiet cul-de-sac in SW Calgary, just steps from the slopes and trails of Winsport (C.O.P.). With a bright northwest exposure, the home enjoys beautiful views of the Bow River Valley and surrounding prairies. Situated on a 6,200 sq. ft. pie-shaped lot, the property offers a spacious and private backyard complete with a greenhouse featuring raised garden beds, as well as a hot tub perfectly positioned to take in the scenic views. Offering a total living area of 3,396 sq. ft., the main floor showcases a bright, open-concept layout with 9' ceilings, maple hardwood flooring, granite countertops in the kitchen and bathrooms, a cozy fireplace feature, central air conditioning, and built-in speakers. The kitchen is designed for both everyday living and entertaining, featuring a large centre island with breakfast bar, stainless steel appliances, and a convenient walk-through pantry. Upstairs, you'll find three generously sized bedrooms, each with a walk-in closet, along with a versatile bonus room. The primary retreat offers northwest exposure and tranquil views overlooking the gardens and open prairies. The professionally finished lower level expands the living space with a large recreation room, fitness area, fourth bedroom, and full bathroom-ideal for guests or growing families. Additional highlights include a heated garage and solar panels (6.48 kWp) installed in September 2024, providing energy efficiency and reduced utility costs. This exceptional home seamlessly blends comfort, luxury, and thoughtful upgrades, with a strong connection to the outdoors.