



**163 Cougar Ridge Manor SW
Calgary, Alberta**

MLS # A2290577



\$850,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,006 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Level, No Back Lane, Rectangular Lot		

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

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed in Backyard. Garburator 'as is'. Audio components in Den/Office area.

Located on a quiet street in the highly sought-after southwest community of Cougar Ridge, your beautifully appointed two-storey home offers 2,006 sq. ft. of thoughtfully designed living space above grade ++ a FULLY FINISHED basement offering an add'L 860 sq ft. Built by Shane Homes and enhanced with numerous upgrades and beautiful finishes, the home perfectly blends everyday comfort with inviting spaces for entertaining your friends and family. Your main level features a bright, open-concept layout anchored by an impressive chef's kitchen. An OVERSIZED ISLAND, quartz countertops, abundant cabinetry, stainless steel appliances, and a convenient corner pantry deliver both style and functionality. The adjoining living room is filled with NATURAL LIGHT from expansive windows and highlighted by a striking modern GAS FIREPLACE that creates a warm, welcoming focal point. The dining area flows seamlessly to the east-facing rear deck and fully fenced backyard, complete with a BBQ gas hookup—ideal for morning coffee or summer barbecues with your friends & family. Additional highlights on the main floor include a private den or office behind elegant FRENCH DOORS, a powder room, and a practical mudroom with shelving and direct access to the attached INSULATED double garage. As you make your way upstairs, you'll find three generously sized bedrooms, two full bathrooms, and a spacious BONUS ROOM flooded with west-facing natural light—the IDEAL space for family movie nights or relaxing at the end of the day. The primary suite offers a walk-in closet and a well-appointed ensuite featuring a stand-alone glass & tile shower and a luxurious corner soaker tub. Your fully developed lower level adds valuable living space with a fourth bedroom, an additional full bathroom, a comfortable family room, and

AMPLE STORAGE. Comfort is ensured year-round with CENTRAL AIR CONDITIONING, while recent updates include a new hot water tank (2023) and FRESH PAINT throughout, giving the home a bright, refreshed feel. Outside, the large east-facing DURADEK vinyl deck with privacy glass provides an ideal setting for outdoor entertaining while the yard offers plenty of space for children and pets to play. Ideally located just minutes from the slopes and recreation at Canada Olympic Park (WinSport), the scenic pathways and pond within the community, playgrounds, the expansive trails of Paskapoo Slopes, shopping, and restaurants—this home offers an exceptional blend of convenience, recreation, and NATURAL BEAUTY. Cougar Ridge offers excellent education options with public school catchments including Cougar Ridge, West Springs, and the highly sought after Ernest Manning, along with respected Catholic and private alternatives nearby such as St. Joan of Arc, The Waldorf, and Calgary French and International School. With easy access to Stoney Trail Ring Road, weekend escapes to our majestic Rocky Mountains—whether for hiking or skiing—are just over an hour away. You will LOVE this jewel of a home!