



**177 Cougar Ridge Close SW
Calgary, Alberta**

MLS # A2292847



\$829,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 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:	Back Yard, Front Yard, Landscaped		

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

Inclusions: None

Welcome to this well-maintained two-storey home in the desirable community of Cougar Ridge. Offering over 2,000 sq ft above grade plus a fully finished basement, this home features a functional layout perfect for families. The open-concept main floor includes a spacious living room with gas fireplace, a bright dining area, and a well-appointed kitchen with granite countertops, stainless steel appliances, island, and walk-in pantry. A main floor den/office and 2-piece bathroom add flexibility and convenience. Upstairs you'll find a large bonus room, upper-level laundry, and three bedrooms including the primary suite with walk-in closet and ensuite with jetted tub. The fully finished basement adds valuable living space with a fourth bedroom, additional bathroom, recreation area, and wet bar—ideal for guests or entertaining. Complete with a fenced backyard and double attached garage, this home is located close to parks, schools, playgrounds, and Canada Olympic Park, with easy access to downtown and the mountains. A great opportunity to own in one of Calgary's most desirable west communities.