



**44 Cougar Ridge Green
Calgary, Alberta**

MLS # A2297899



\$1,275,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,482 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Creek/River/Stream/Pond, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Trampoline		

Welcome to 44 Cougar Ridge Green SW — a rare opportunity to own a true family home in one of Calgary’s most sought-after west side communities. This beautifully designed 5-bedroom home with a fully developed walkout basement offers the perfect blend of space, functionality, and lifestyle. Homes like this are incredibly hard to find — especially ones that combine generous living space, a walkout layout, and breathtaking views. From the moment you step inside, you’re greeted with a warm, inviting layout ideal for growing families. The main floor showcases stunning two-storey south-facing windows that flood the living area with natural light — keeping the home bright and welcoming even on the cloudiest days. The spacious living and dining areas are perfect for both everyday living and entertaining. Upstairs, you’ll find well-appointed bedrooms that provide comfort and privacy for the entire family, enhanced by newly installed premium 100 oz carpet that adds both luxury and durability. The fully finished walkout basement expands your living space even further, offering endless possibilities — whether it’s a home theatre, gym, or additional living quarters. Step outside to a thoughtfully designed outdoor oasis. Enjoy the stamped concrete patio, with a partially covered section for those who prefer shade, while the south-facing upper deck off the living area is perfect for soaking up the sun. Take in breathtaking sunset views over the pond, where you may spot local wildlife including moose cooling off on warm days, Canada geese returning each year with their goslings, and even enjoy the peaceful evening sounds of frogs in the spring. The yard is equally impressive, complete with underground sprinklers and pot-waterers to keep your summer blooms thriving. For those who love homegrown

treats, you'll appreciate the abundance of fruit trees and shrubs — including cherries, raspberries, black currants, haskap, and more — perfect for fresh picking or homemade jams. Adding to the lifestyle, this quiet street is just a block away from the incredible walking and hiking trails of the Paskapoo Slopes. For outdoor enthusiasts, it doesn't get much better — many residents simply grab their skis and walk over to the top of COP hill with a pass in hand. It's a unique and rare convenience to be able to walk to your ski destination, and one of the reasons families are drawn to this location. Located in the desirable Cougar Ridge community, you're close to top-rated schools, parks, pathways, and all the amenities the west side has to offer. This is more than just a house — it's a home your family can grow into for years to come. Opportunities like this don't come often.