



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

MLS # A2177912



\$964,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,575 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning family home in the highly sought-after Cougar Ridge community, soon to be available for under \$1M. Spanning over 3,600 sq. ft. of meticulously crafted living space, this expansive residence is thoughtfully designed to meet every need of modern family life. Upon entry, the beautifully extended main floor unfolds, blending function with luxury. The well-appointed kitchen features custom dark cabinetry, sleek granite countertops, a stainless steel appliance package, and pantry, combining style and practicality for any home chef. Adjacent to the kitchen, the open-concept living and dining areas flow seamlessly, creating a warm, bright and inviting atmosphere perfect for family gatherings and entertaining. A dedicated home office, tucked away for focus and privacy, provides an ideal space for remote work or study. From the main floor, step out to the west-facing backyard — with a deck and ample space for outdoor enjoyment. The second floor features three spacious bedrooms and a versatile loft/media room, perfect for unwinding or family movie nights. The primary bedroom is a true retreat, complete with a large walk-in closet and a luxurious 5-piece ensuite designed for ultimate comfort. Everyday convenience is elevated by a second-floor laundry room, streamlining daily routines. The fully developed basement further enhances this home, adding a fourth bedroom with a generous walk-in closet and a spacious rec room (with a rough-in for wet bar)—ideal for hobbies, guests, or additional family space. With a recently installed full solar package and air conditioning, this home is both energy-efficient and comfortable year-round. Perfectly located, this property is just steps from Canada Olympic Park, offering year-round recreation for outdoor enthusiasts. The vibrant restaurants and amenities of West Springs are a short drive away, and

top-rated schools like the Calgary Waldorf School and Calgary French International School are within easy reach. This exceptional Cougar Ridge home is the perfect blend of thoughtful design, modern convenience, and vibrant community living. Your ideal family home awaits!