

# \$1,044,900 - 21 Cougar Ridge Close Sw, Calgary

MLS® #A2261331

**\$1,044,900**

5 Bedroom, 5.00 Bathroom, 2,486 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Click brochure link for more details\*\* This 5-bedroom home “ with over 3,500 sq ft of developed space has been maintained to a high standard and reflects true pride of ownership “ and features a bright, open floor plan perfect for modern living. The gourmet kitchen has been designed for both style and function, featuring sleek cabinetry, quartz countertops, a spacious center island, walk-in and butler’s pantries, and abundant storage for effortless organization. Upper-level features hardwood flooring, four bedrooms including a luxurious primary bedroom with spa-inspired ensuite, a spacious bonus room with a cozy fireplace, an additional private ensuite, another full bathroom, and the convenience of upper-level laundry. The lower level offers a spacious rec room with custom built-in fireplace, a full bath, a flexible fifth bedroom, versatile flex space, and plenty of storage. Step into your own private retreat with a beautifully designed south-facing backyard perfect for relaxing and entertaining. The spacious deck and charming pergolas add both style and shade - creating an inviting space to enjoy. Surrounded by mature landscaping and backing onto a green-space and pathway “ this backyard seamlessly blends comfort and functionality. Extras: new dual-zone furnace installed in 2022, A/C, heated garage with 220V.

Built in 2014



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261331    |
| Price          | \$1,044,900 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,486       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 21 Cougar Ridge Close Sw |
| Subdivision | Cougar Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 0V4                  |

## Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                   |
| Parking Spaces | 4                                                                                       |
| Parking        | 220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Off Street, On Street |
| # of Garages   | 2                                                                                       |

## Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                               |

|                 |                                    |
|-----------------|------------------------------------|
| # of Fireplaces | 3                                  |
| Fireplaces      | Electric, Gas, Mantle, Other, Tile |
| Has Basement    | Yes                                |
| Basement        | Finished, Full                     |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, Treed, Yard Lights |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-G               |
| HOA Fees       | 123               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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