

## 15 Cougar Ridge View SW Calgary, Alberta

MLS # A2167528



# \$929,900

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Cedar, Vinyl Siding

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub

**Inclusions:** N/A

This beautifully updated walkout home in Cougar Ridge is situated on a prime corner lot on one of the best streets in the area, directly across from the ravine on a quiet street. It offers views and access to hiking and biking trails just across the street, with Canada Olympic Park just a 15-minute walk away for year-round outdoor activities. The home features five bedrooms—four on the upper level and one on the lower—plus a dedicated office or 6th bedroom in the walkout lower level, making it perfect for both family living and remote work. The chef's kitchen, complete with two ovens, a marble backsplash, quartz countertops, and a large island, is designed for hosting, with a spacious dining room adjacent and new hardwood throughout the main floor & 9ft ceilings. The bright living room, accented by a gas fireplace and an open layout that opens to the upper level, provides a welcoming space for gatherings. The primary suite includes a luxurious 5-piece ensuite and a walk-in closet, 3 additional bedrooms up and a full bath. Other highlights include an oversized double garage and no sidewalks to shovel, making winter maintenance easy. Recent updates, including a new roof and two hot water tanks in 2023, updated bathrooms. Located near the ring road and just 15 minutes from downtown Calgary, great private schools, Paskapoo Slopes and ponds. This home offers a perfect blend of luxury, convenience, and natural beauty.