# \$799,900 - 512 Cougar Ridge Drive Sw, Calgary

MLS® #A2198461

## \$799,900

4 Bedroom, 3.00 Bathroom, 1,842 sqft Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this beautifully maintained 4-bedroom, 2.5 bathroom home in a great location. This inviting property boasts a large, nicely landscaped yard both front and back with an underground sprinkler system. An expansive back deck, perfect for entertaining, with a natural gas BBQ hookup and recently new fence offering privacy and charm. Inside, you'll find hardwood floors on the main floor and updated carpet upstairs, creating a warm and comfortable ambiance throughout. The bright, modern kitchen is outfitted with quality appliances, including a gas stove, granite countertops, and a large island. The spacious master bedroom is your personal retreat, featuring a luxurious en-suite bathroom where you can unwind and relax.

Enjoy year-round comfort with a high-efficiency furnace, air conditioning, and on-demand hot water system, ensuring energy savings and convenience. Don't miss your chance to own this exceptional home with all the modern upgrades and thoughtful details – perfect for families or those who love to entertain! Call your favourite Realtor today to book your private viewing.

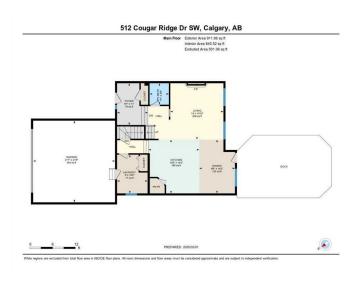
Built in 2002

## **Essential Information**

MLS® # A2198461 Price \$799,900







Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,842

Acres 0.11

Year Built 2002

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 512 Cougar Ridge Drive Sw

Subdivision Cougar Ridge

City Calgary
County Calgary

Province Alberta

Postal Code T3H 5A3

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home,

Pantry, Tankless Hot Water, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Range, Refrigerator, Tankless Water Heater, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Dog Run

Lot Description Landscaped, Rectangular Lot, Dog Run Fenced In

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 2nd, 2025

Days on Market 38

Zoning R-G

HOA Fees 119

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Century 21 Masters

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