# \$374,900 - 105, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2216298

# \$374,900

1 Bedroom, 1.00 Bathroom, 880 sqft Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Ideally situated in the prestigious community of Cougar Ridge, this impeccably updated end-unit townhouse offers the perfect harmony of refined elegance, modern comfort, and unmatched convenience. Backing directly onto serene green space, with no neighbours above or behind, you'II enjoy exceptional privacy. This beautiful tranquil setting is just moments from scenic walking trails, expansive parks, and effortless access to Downtown and Stoney Trail.

Step inside and be captivated by the sophisticated blend of elegant finishes and thoughtful upgrades. The gourmet kitchen is a chef's dream, featuring quartz countertops, a striking designer backsplash, granite undermount sink, a premium Bosch dishwasher, and a spacious pantryâ€"all beautifully illuminated by upgraded contemporary lighting. Rich hardwood flooring flows throughout, complemented by the warmth of in-floor heating for year-round comfort.

The spa-inspired bathroom is a standout, elegantly appointed with quartz counters, stylish new lighting, and a modern faucet, all anchored by a luxurious rain shower for an indulgent start to your day. Smart lighting throughout the home enhances both ambience and efficiency, seamlessly integrating convenience with contemporary living.







Additional touches elevate this home even further, from custom shelving in the attached garage to freshly repainted walls and professional cleaning throughout. Oversized windows invite natural light to flood the space through north the west, south and east windows, while the freshly cleaned windows, inside and out ensures crystal-clear views of the lush surroundings.

Whether you're enjoying a peaceful morning coffee on your private patio or an evening stroll through the tree-lined paths of Cougar Ridge, this is more than a homeâ€"it's a lifestyle.Welcome to effortless elegance. Welcome home!

Built in 2008

#### **Essential Information**

MLS® # A2216298 Price \$374,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 880 Acres 0.00

Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 105, 281 Cougar Ridge Drive Sw

Subdivision Cougar Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 0J2

#### **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

# Interior

Interior Features Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage,

Track Lighting, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating In Floor, Hot Water, Natural Gas

Cooling None
Basement None

# **Exterior**

Exterior Features Lighting, Rain Gutters

Lot Description Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 30th, 2025

Days on Market 16
Zoning DC

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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