

# \$1,199,000 - 87 Cougar Ridge Heights Sw, Calgary

MLS® #A2218715

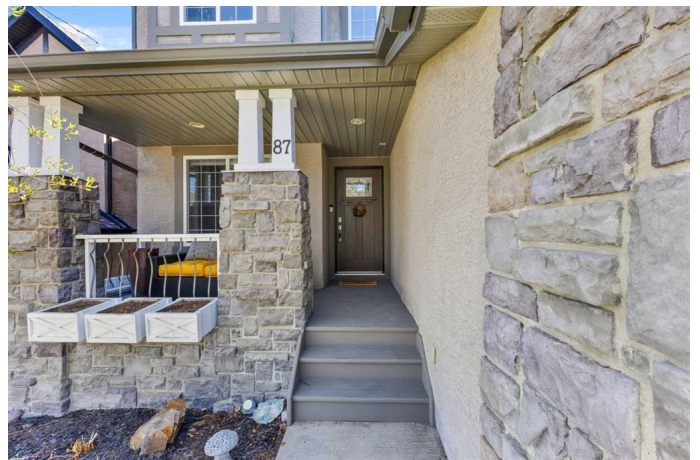
**\$1,199,000**

4 Bedroom, 4.00 Bathroom, 2,307 sqft

Residential on 1.20 Acres

Cougar Ridge, Calgary, Alberta

Welcome to one of Calgary's most sought-after, nature-connected communities—Cougar Ridge. This fully renovated 4-bedroom, 3.5-bathroom 3300sqft home is nestled on a quiet street in a family-friendly neighborhood, offering the perfect blend of refined elegance, everyday comfort, and peaceful, natural surroundings. Backing onto a stunning, tree-lined green space, this exceptional property provides unmatched privacy and breathtaking views, creating a true backyard retreat. As you enter the home, you're greeted by a warm and welcoming flex space—anchored by a beautiful two-way fireplace. Whether used as a home office, formal sitting area, or visiting room, this versatile space sets the tone for the thoughtful design found throughout the home. Beyond the entry, the main floor unfolds into a bright, open-concept layout designed with both functionality and upscale style in mind. Wide-plank hardwood floors, designer lighting, and expansive windows flood the home with natural light. At the heart of the space is the chef-inspired kitchen, featuring stainless steel appliances, ample cabinetry, clever storage solutions, and a built-in garburator to simplify clean-up. The kitchen flows effortlessly into a spacious living room—perfect for family gatherings or relaxed evenings by the fire—and continues into an elegant dining area surrounded by windows. From here, step out onto the backyard deck and discover your private outdoor sanctuary: a professionally



landscaped patio, cozy firepit, and luxurious hot tub, all set against the backdrop of lush trees and nature. Upstairs, youâ€™ll find three generously sized bedrooms, including a show-stopping primary suite designed for true relaxation. Enjoy a cozy electric fireplace, custom walk-in closet, and a spa-like ensuite featuring heated in-floor tiles, a dual vanity, and a rain shower with multiple spraysâ€”an inviting escape at the end of the day. The fully finished lower level offers additional space for work, play, and rest, with a large rec room perfect for movie nights or a home gym. A fourth bedroom with its own ensuite makes it an ideal space for guests, older children, or a private home office. Located just steps from walking and biking trails, top-rated schools, and minutes from Canada Olympic Park, this home also offers quick access to downtown Calgary, the ring road, and the mountainsâ€”bringing together convenience, lifestyle, and luxury in one remarkable package.

Built in 2001

**Essential Information**

MLS® #	A2218715
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,307
Acres	1.20
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	87 Cougar Ridge Heights Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4X5

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	12
Zoning	R-G

HOA Fees	119
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Century 21 Bravo Realty
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