

# \$999,900 - 133 Cougar Ridge Close Sw, Calgary

MLS® #A2223516

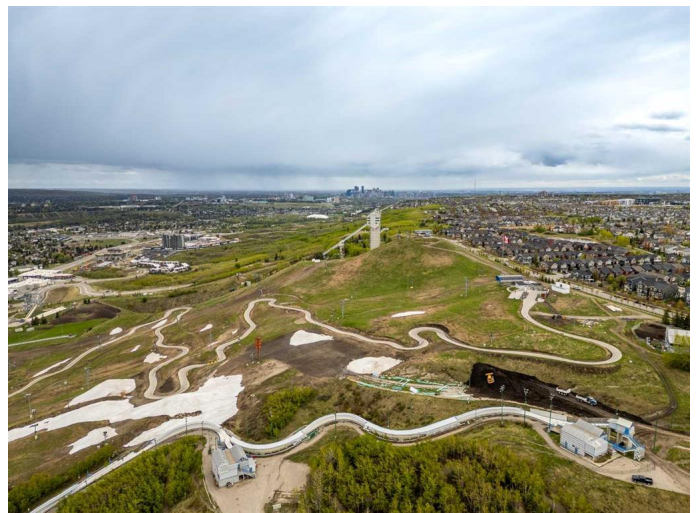
**\$999,900**

4 Bedroom, 4.00 Bathroom, 2,180 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY MAY 31 FROM 12-2PM\*\*** Tucked away in the prestigious enclave of Paskapoo in Cougar Ridge, this meticulously maintained 4 bed + office, 3.5 bath home offers over 3,000 SF of total living space. With its fully finished WALKOUT basement, oversized windows, and custom brick bar, this residence blends upscale elegance with everyday comfort. Step inside and be welcomed by rich **HARDWOOD** flooring and a thoughtfully designed open concept layout. The gourmet kitchen is a true focal point, featuring stainless steel appliances including a **BRAND NEW** fridge & dishwasher, spacious pantry, and a generous island with breakfast bar which is perfect for the family or entertaining. Bathed in natural light from oversized windows, the dining area has access to your upper deck and also flows seamlessly into your living room with a gas fireplace and custom feature wall, ideal for cozy evenings at home. Work in style from the main floor **OFFICE/DEN** complete with functional built-ins, offering privacy and productivity without sacrificing space. Upstairs, the oversized primary retreat is a luxurious escape with a dedicated reading or hobby nook with 3 additional windows and tons of natural light, a spacious walk-in closet, and spa inspired 5 piece ensuite. The upper level also boasts two additional bedrooms, a 4 piece bathroom, convenient laundry room (brand new washer & dryer), and an expansive **VAULTED** ceiling bonus room designed for



movie nights, playtime, or relaxing with family. This bonus room also features a barn door for privacy, or if you are looking for a flexible guest space/bedroom this would be a great spot! The walkout lower level adds an incredible amount of functional living space to this home boasting oversized windows, direct access to the backyard, a fully equipped custom brick bar, and an open concept entertainment/recreation space that must be seen to be appreciated. Whether you're hosting friends or enjoying a night in, this level is built for unforgettable gatherings. A 4th bedroom with an additional full 4 pce bathroom complete this level. Enjoy summer BBQs or quiet morning coffee on the upper deck, or head down to the fully fenced backyard where there's room for kids and pets to play. The HEATED garage keeps your vehicle warm all winter, while the cul-de-sac location adds privacy and a family friendly vibe. Surrounded by nature and just steps from WinSport/C.O.P, trails, parks, and schools, this unbeatable location offers the perfect balance of city living and outdoor adventure.

Built in 2013

**Essential Information**

MLS® #	A2223516
Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,180
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

## Community Information

Address 133 Cougar Ridge Close Sw  
Subdivision Cougar Ridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H 0V4

## Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Oversized  
# of Garages 2

## Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound  
Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Garden, Lighting, Playground, Private Entrance  
Lot Description Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Treed  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 22nd, 2025  
Days on Market        12  
Zoning                      R-G  
HOA Fees                  115  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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