

# \$819,000 - 342 Cougar Ridge Drive Sw, Calgary

MLS® #A2238858

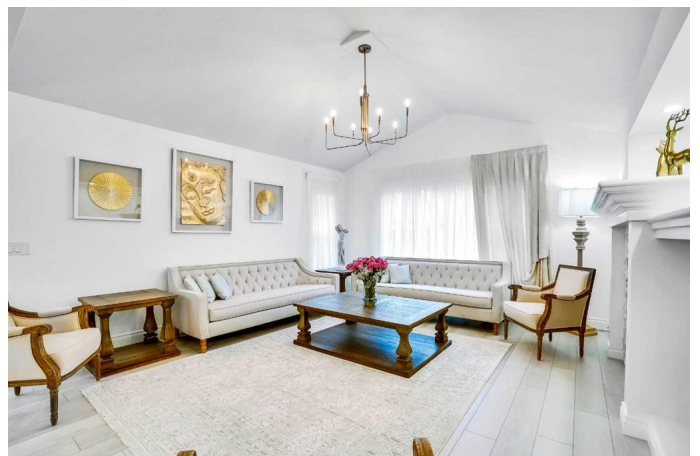
**\$819,000**

4 Bedroom, 4.00 Bathroom, 1,884 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to exclusive community of Cougar Ridge! This incredible 4 bedroom, 3.5 bathroom with a double attached garage with full renovation (2023) could be your next home! RENOVATION INCLUDES: ALL THE FLOORING, REMODELING ENTIRE KITCHEN WITH 2023 APPLIANCES, ALL THE LIGHTING FIXTURES, ALL THE ELECTRICAL SWITCHES, ALL THE DOOR KNOBS, 2023 CENTRAL AC, 2022 HOT WATER TANK, 2022 HUMIDIFIER, 2023 HIGH EFFICIENCY FURNACE, UP GRADED CARPET UNDERLAY (WATER PROOF), 2023 WATER SOFTENER, 2023 PAINT ENTIRE HOUSE, QUARTZ COUNTERTOP, QUARTZ KICK PLATE AND BACK SPLASH, NEST THERMOSTAT, 2023 SMART WASHER/DRYER, 2023 TRENDY BLINDS, 2023 TOILETS AND FAUCETS, 2022 DECK, NEWER LANDSCAPING, ADDITIONAL HEATING SYSTEM FOR THE BASEMENT 2024, AND ... This home provides families with functionality and versatility. Upon entry, be greeted by the fluid open floor plan and enter into the modern kitchen that holds all the essentials plus a pantry, tons of cabinetry, and a ENORMOUS breakfast bar, located conveniently adjacent to the dining room with plenty of space to host family and friends. The living room features a high and vaulted ceiling and loads of seating space around the cozy fireplace with fan. Upstairs, the sunny and spacious master bedroom is complete with a luxurious 5 piece ensuite and walk-in closet.



The upper level also has two more large bedrooms, a 4 piece bathroom, and a laundry room. Head downstairs to find a great entertaining space in the large rec room with a wet bar plus a fourth bedroom, 4 piece bathroom, and utility room. This home is within walking distance of schools, parks, playgrounds, shopping, transit stations, and is minutes away from the Canada Olympic Park chairlift. This is one property you don't want to miss!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238858    |
| Price          | \$819,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,884       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 342 Cougar Ridge Drive Sw |
| Subdivision | Cougar Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 4Z5                   |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 4     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Chandelier, Double Vanity, See Remarks, Storage, Walk-In Closet(s)                             |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Bar Fridge, Garage Control(s), Gas Cooktop, Humidifier, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                       |
| Fireplaces        | Gas, Blower Fan                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                     |
| Basement          | Full                                                                                                                                                                                                    |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Landscaped, Few Trees, Level |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame, Stone         |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 36              |
| Zoning         | R-G             |
| HOA Fees       | 119             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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