

# \$930,000 - 143 Cougar Ridge Manor Sw, Calgary

MLS® #A2212187

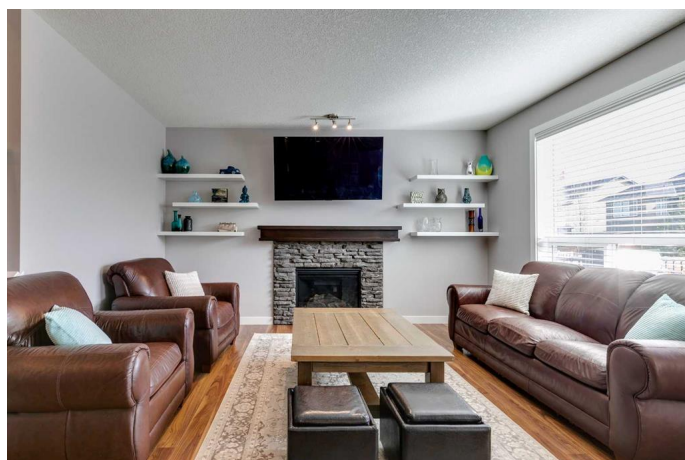
**\$930,000**

4 Bedroom, 4.00 Bathroom, 2,158 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Offering the ultimate in family-friendly living, this home is across from a playground and steps from WinSport - Calgary's premier venue for year-round outdoor fun. Designed with family living in mind, this thoughtfully laid-out two-storey home with a fully developed basement and a spacious second-floor bonus room offers flexibility, comfort, and room to grow. The open-concept living, dining and kitchen features 9' ceilings and a gas fireplace. A practical kitchen outfitted with newer stainless steel appliances, including a gas cooktop, wall oven, fridge, microwave, and dishwasher are ready to handle everything from weeknight meals to weekend baking. Highlights include granite counters, wood cabinetry, a central island with breakfast bar. The walk-through pantry connects seamlessly to the mudroom and oversized double garage, making it easy to unload groceries and get everyone out the door on busy mornings. Just off the sunny dining nook, a raised deck leads to a backyard featuring an irrigation system, lush mature trees, and a fun swing-set for the kids. The generous upper-level bonus room, bathed in sunlight from its big windows, is a true family hub perfect for laughter-filled game or movie nights, or simply stretching out and enjoying some downtime together. The spacious primary bedroom ensuite features a double vanity, dedicated glam station, private water closet, corner soaking tub with two windows, separate shower, and a walk-in closet. Two additional bedrooms, a bathroom,



and a large laundry room with a sink and ample storage complete the upper level, offering comfort and convenience for the whole family. The fully developed basement features vinyl plank flooring (ideal for kids and pets), a large family room perfect for a gym, games area or media zone, a private bedroom with large window, a full bathroom with heated floors, 9â€™™ ceilings, and a storage room. Additional highlights include air conditioning, easy access to walking paths, shopping, restaurants, and quick access to Stoney Trail and the mountains. Perfectly positioned for a vibrant family lifestyle, this home offers unbeatable access to outdoor fun with the playground steps away and Winsport just down the street.

Built in 2012

### Essential Information

MLS® #	A2212187
Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,158
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	143 Cougar Ridge Manor Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 0V3

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

RE/MAX House of Real Estate

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