# $764,900 - 132 Cougar Ridge Drive Sw, Calgary

MLS® #A2206937

**$764,900**

5 Bedroom, 4.00 Bathroom, 1,665 sqft
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this lovely 5-bedroom, 3.5-bathroom home, ideally situated in the heart of the highly sought-after Cougar Ridge community. Just steps from the scenic walking and biking trails of Paskapoo Slopes, and a short stroll to the ridge where you can take in breathtaking sunrise views, this home offers the perfect blend of nature, comfort, and convenience.  Inside, the open-concept main floor is designed with both style and functionality in mind. A welcoming foyer leads into a warm and inviting great room with a cozy corner gas fireplace, complemented by neutral carpeting and finishes throughout. The maple kitchen features a central island with raised eating bar, a walk-in pantry, and brand new stainless steel appliances including a fridge, stove, microwave hood fan, and dishwasherâ€”perfect for home chefs and entertainers alike.  Upstairs, the spacious primary suite offers a large walk-in closet and a luxurious 5-piece ensuite complete with dual sinks, a jetted tub, and a stand-up shower. Two additional bedrooms, a sun-filled south-facing bonus room with high ceilings, and a convenient upstairs laundry with washer and dryer make this level perfect for a growing family.  The fully finished basement adds exceptional value, featuring two more bedrooms, a full 3-piece bathroom, and a cozy living area ideal for guests, teens, or multi-generational living.  Outside, enjoy summer gatherings on the expansive cedar deck, or relax on the interlocking brick patio

surrounded by a fully fenced, landscaped yard filled with mature trees, shrubs, and vibrant flower beds. Itâ€™s the perfect space for entertaining, quiet evenings with family, or outdoor play.  Cougar Ridge is a family-friendly neighborhood known for its playgrounds, access to nature, and proximity to the mountains. Top-rated schoolsâ€”including the Waldorf School and French International Schoolâ€”are nearby, along with abundant shopping, recreation, and amenities. Youâ€™re just minutes from COP (WinSport) and only 15 minutes to downtown Calgary, making this a truly unbeatable location. Whether youâ€™re a young family or looking for more space in a prime community, this move-in-ready home checks all the boxes. Donâ€™t miss your chanceâ€”book your private showing today!

Built in 2002

## Essential Information

| | |
|---|---|
| MLS® # | A2206937 |
| Price | $764,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,665 |
| Acres | 0.10 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 132 Cougar Ridge Drive Sw |
| Subdivision | Cougar Ridge |

| | |
|---|---|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 4X6 |

## Amenities

| | |
|---|---|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

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

## Additional Information

| | |
|---|---|
| Date Listed | April 4th, 2025 |
| Days on Market | 32 |
| Zoning | R-G |
| HOA Fees | 119 |
| HOA Fees Freq. | ANN |

## Listing Details

Listing Office RE/MAX First

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