

# \$750,000 - 227 Cougar Plateau Way Sw, Calgary

MLS® #A2218291

**\$750,000**

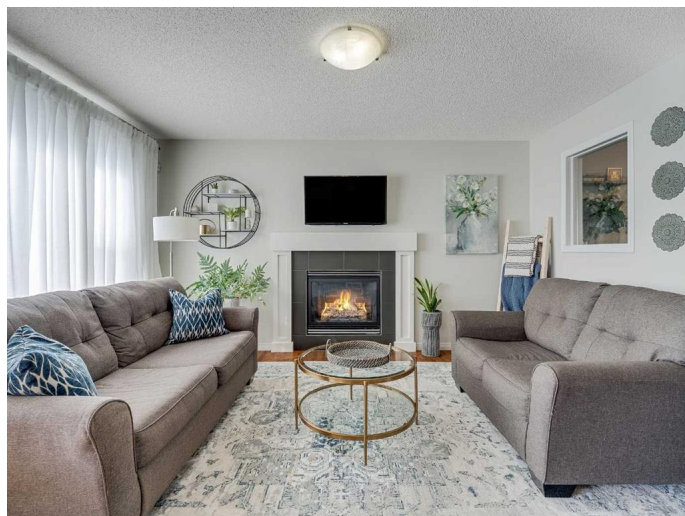
3 Bedroom, 3.00 Bathroom, 1,778 sqft  
Residential on 0.15 Acres

Cougar Ridge, Calgary, Alberta

This exceptional home is situated on a MASSIVE, PIE-SHAPED, CORNER LOT with just under 7,000 SQ FT, offering a backyard with RARE SPACE AND PRIVACY in the highly sought-after community of COUGAR RIDGE. The EXPANSIVE SOUTH-FACING BACKYARD is perfect for kids, pets, and outdoor entertaining – complete with a HUGE 400 SQ FT DECK and a BEAUTIFULLY BUILT PERGOLA. With SOUTHWEST EXPOSURE, this sun-drenched yard offers AMPLE ROOM for gardening, entertaining, play, and evening relaxation.

Featuring a FUNCTIONAL LAYOUT and a warm, inviting atmosphere, the kitchen, living, and dining areas flow together seamlessly, anchored by a GAS FIREPLACE and brightened by LARGE SOUTH-FACING WINDOWS that flood the space with NATURAL LIGHT. The kitchen includes NEW STAINLESS-STEEL APPLIANCES (2024) – NEW fridge with ice maker, NEW stove/oven, and a NEW dishwasher – plus a LARGE PANTRY to keep everything organized.

Working from home? The MAIN FLOOR OFFICE is perfect for focused productivity, while CUSTOM CALIFORNIA CLOSETS on the main floor cleverly maximize storage. The FULLY UNDEVELOPED BASEMENT is a BLANK CANVAS ready for your vision to come to life.



Upstairs, the PRIMARY BEDROOM offers a calm, sunlit escape – SPACIOUS ENOUGH FOR A KING BED and outfitted with a CUSTOM CALIFORNIA CLOSET. The 4-PIECE ENSUITE feels like a SPA AT HOME, featuring a DEEP SOAKER TUB that’s perfect for unwinding at the end of the day.

You’ll love the convenience of UPSTAIRS LAUNDRY, along with TWO ADDITIONAL BEDROOMS, a SECOND FULL BATHROOM, and a LARGE BONUS ROOM – ideal for a growing family.

Additional perks include AIR CONDITIONING, A DOUBLE ATTACHED GARAGE + DRIVEWAY. Location-wise, you’re in a great spot – with unbeatable access to CANADA OLYMPIC PARK, PASKAPOO TRAILS, the amenities along 85TH STREET, and QUICK ACCESS to the mountains via STONEY TRAIL or a smooth downtown commute via BOW TRAIL.

Don’t miss your chance to own one of Cougar Ridge’s most desirable lots!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218291    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,778       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 227 Cougar Plateau Way Sw |
| Subdivision | Cougar Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 5S3                   |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                           |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Pie Shaped Lot                  |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 7th, 2025 |
|-------------|---------------|

|                |     |
|----------------|-----|
| Days on Market | 2   |
| Zoning         | R-G |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

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