



**77 Cougar Ridge Cove SW  
Calgary, Alberta**

**MLS # A2315693**



**\$1,100,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,456 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Garden, Gazebo, Landscaped, Lawn, Level, Low Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	TV Mounts, Built in audio visual with surround sound on main floor, Outdoor TV, In garage: Slat wall, Hooks and Work Bench, Nest Security System & Thermostat, Pergola, 2 Raised Garden Beds, Shed, Beverage Fridge and Fridge/Freezer in basement		

Welcome to this beautiful Certified Built Green home in the heart of Paskapoo, in Cougar Ridge. From the moment you walk through the striking double-height entryway, this home feels warm, inviting, and well cared for. Rich hardwood flooring, recessed lighting, and an open-concept layout set the tone for a space that works just as well for everyday living as it does for entertaining. At the centre of the home, you’ll find a layout designed for connection. A two-way gas fireplace anchors both the living and dining areas, creating a cozy focal point throughout. The main floor also features built-in audio visual and surround sound, making movie nights or entertaining at home feel effortless. The kitchen offers plenty of space and function, complete with a walk-through pantry with custom built-ins, while the dining area adds additional cabinetry and storage that is as practical as it is well thought out. Upstairs, the home continues to deliver with a spacious bonus room featuring custom built-ins and a convenient laundry room with direct access to the primary closet, that features a built-in closet system. This level also contains 2 secondary bedrooms and a 4-piece bathroom. The fully developed basement extends your living space even further, featuring luxury vinyl plank flooring, a cozy electric fireplace, a wet bar with beverage fridge and fridge/freezer, a large storage room, and a generous bedroom with a walk-in closet. Outside is where this home really shines. The backyard feels like a private retreat, perfect for both relaxing and entertaining. Enjoy summer evenings around the two-way outdoor gas fireplace, eat alfresco on the deck, unwind under the pergola, or spend time in the raised garden beds. With a mix of vinyl deck, wood deck, and brick patio, there’s a space for every mood. A gas BBQ line, garden shed, and sunny west exposure complete this

incredible outdoor setting. Additional features include a Nest security system, Nest-connected smoke detectors, on-site camera, central vacuum, and a high efficiency hybrid electric heat pump water heater - replaced in 2022. See the supplements section for more Noteworthy Features. This is a standout property in one of Calgary's most desirable west-side communities, offering a rare blend of luxury, practicality, and energy-conscious living.