



GRASSROOTS
REALTY GROUP

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161 Cougar Ridge Close SW
Calgary, Alberta

MLS # A2333902



\$925,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, Private, Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	garage heater, Alarm system negotiable		

Tucked away on a quiet cul-de-sac "above it all," just off Paskapoo Drive and perched above Canada Olympic Park, this location is truly unbeatable. Situated in the top end of Cougar Ridge's estate area, this home sits in a quiet, mature, tree-lined pocket close to parks and pathways, with the Calgary Waldorf School right in the community. Quick access to Stoney Trail puts Aspen and all of its amenities, shopping, and top schools just minutes away, with a quick commute to downtown and close proximity to transit. Built in 2013, this original owner home shows pride of ownership throughout — it's like new, immaculate in every sense, with all the important items already taken care of: newer furnace, newer hot water tank, and a basement professionally finished by the builder. Offering over 2,800 sq ft of beautifully finished living space with 3.5 bathrooms, this east/west facing estate home is bright and inviting throughout, filled with natural light all day long and warm, welcoming spaces perfect for everyday living. The main floor showcases engineered hardwood in pristine condition, along with stone counters, tall ceilings, a fireplace, a main floor office, main floor laundry, and a handy half bath off the garage for everyday convenience. Upstairs, a huge bonus room offers the perfect space to unwind, and the primary suite is a true retreat, featuring a 5-piece ensuite with a huge corner soaker tub, dual sinks with stone counters, a separate vanity counter, and a massive walk-in closet. Central air conditioning keeps things comfortable all summer, and the oversized, heated, epoxy-floored double garage is a rare bonus most homes simply don't offer. Outside, the landscaping is done right — mature, private, and low-maintenance. You'll find three generous bedrooms upstairs, with a fourth massive bedroom down in the professionally finished basement, along with a

spacious family room and no shortage of storage throughout. This home truly has everything a growing family could ask for. Few pockets of Calgary offer this combination of quiet, mature streets, ski-hill and pathway access, and unbeatable proximity to Stoney Trail, West Springs, and Aspen — all just minutes from the downtown core. Homes like this, in this location, with this level of care, don't come up often. This is Cougar Ridge living at its finest.