



GRASSROOTS
REALTY GROUP

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43 Cougar Ridge Bay SW
Calgary, Alberta

MLS # A2335162



\$684,800

Division:	Cougar Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,668 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Lawn, No Neighbours		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Storage, Track Lighting

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

An exceptional 4-bedroom home nestled on a quiet cul-de-sac in the sought-after community of Cougar Ridge. Backing directly onto a scenic walking path with no neighbours behind, this home boasts 2,300 sqft of developed living space and offers convenience and comfort in an incredible location. The bright, open main floor is designed for both everyday living and effortless entertaining. At the heart of the home is a well-appointed kitchen featuring a corner pantry, stainless steel appliances, a new refrigerator (2026), and an updated gas range with hood fan. Large southwest-facing windows fill the living and dining space with natural light. A convenient powder room and main-floor laundry are located just off the double attached garage. Upstairs, the thoughtfully designed layout offers excellent separation between the bedrooms. The spacious primary retreat features a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom are situated on the opposite side of the home. A central bonus area offers the perfect flex space for a family room or home office. The fully developed basement extends the living space with a large recreation room, a fourth bedroom, and a full 4-piece bathroom—ideal for guests, teenagers, or a growing family. Additional mechanical upgrades include central air conditioning (2022) and a newer hot water tank (2023). Step outside to a sunny, south-facing backyard that backs onto one of Cougar Ridge's scenic walking paths. Sliding patio doors open onto your large patio with built-in seating, making this an ideal space for summer barbecues, entertaining, or simply enjoying the outdoors. Located just steps from the Calgary French & International School and minutes from Stoney Trail, Bow Trail, and the shopping, restaurants, cafés, and everyday amenities of West 85th. Cougar Ridge is one of Calgary's

most desirable west-side communities, known for its family-friendly atmosphere, excellent schools, and easy access to downtown and the mountains. Book your private showing today!