



GRASSROOTS
REALTY GROUP

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43 Cougar Plateau Circle SW
Calgary, Alberta

MLS # A2347634



\$950,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,361 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Kitchen Island, No Animal Home, No Smoking Home

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

Inclusions: Home Theater system, security cameras, 2nd dishwasher in basement, tv in living room

Welcome to this beautifully appointed two-story home with a double attached garage, 4 bedrooms, and 3.5 bathrooms, ideally located in the highly desirable West Calgary community of Cougar Ridge. Offering approximately 3,355 sq. ft. of developed living space, this exceptional home sits along the Paskapoo Slopes, offering convenient access to nature, pathways, recreation, and stunning river valley surroundings. Step inside to a spacious foyer highlighted by an elegant curved staircase that sets the tone for the home. To the right, a versatile flex room provides the perfect space for a home office, piano room, or children's study. A conveniently located private powder room sits just off the foyer, leading toward the oversized 24' x 24' double attached garage. One of the home's standout features is the walk-through pantry connecting the garage to the kitchen, making unloading groceries exceptionally convenient. The thoughtfully designed open-concept main floor allows the kitchen, breakfast nook, and living room to flow seamlessly together, creating an inviting space for everyday family living and entertaining. A separate formal dining room provides the extra space for holiday gatherings and special occasions. Upstairs, the elegant curved staircase leads to a thoughtfully designed family area featuring built-in desks, creating an ideal homework and study space for children. Two generously sized bedrooms, each with a walk-in closet, share a well-appointed 4-piece bathroom. The spacious primary bedroom offers a luxurious 5-piece ensuite, creating a private retreat at the end of the day. The conveniently located upper-floor laundry means no more carrying laundry up and down the stairs. The fully developed basement adds even more living space, featuring an additional bedroom and a full 3-piece bathroom. The spacious recreation room is designed for

entertaining and includes a full bar with a mini fridge and wine fridge. The home also includes a complete entertainment system with speakers and projector, along with an impressive 85-inch TV in the main-floor living room. Cougar Ridge offers an exceptional west-side lifestyle with nature and recreation right outside your door. The community is conveniently located near renowned schools, including the Waldorf School and Calgary French & International School, along with numerous other private and highly regarded west-side schools. Nearby Winsport provides year-round recreational opportunities including skiing, skating, and mountain biking. An extensive network of walking and cycling pathways winds throughout the community, while the nearby Paskapoo Slopes provides immediate access to hiking and outdoor adventures. Enjoy beautiful views of the river valley and the natural surroundings from this outstanding location. Recent updates include a garage door opener (2026), select lighting throughout the home (2026), hot water tank and furnace (2024), and