

# \$799,900 - 43 Cougar Ridge Crescent Sw, Calgary

MLS® #A2220749

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,311 sqft

Residential on 0.10 Acres

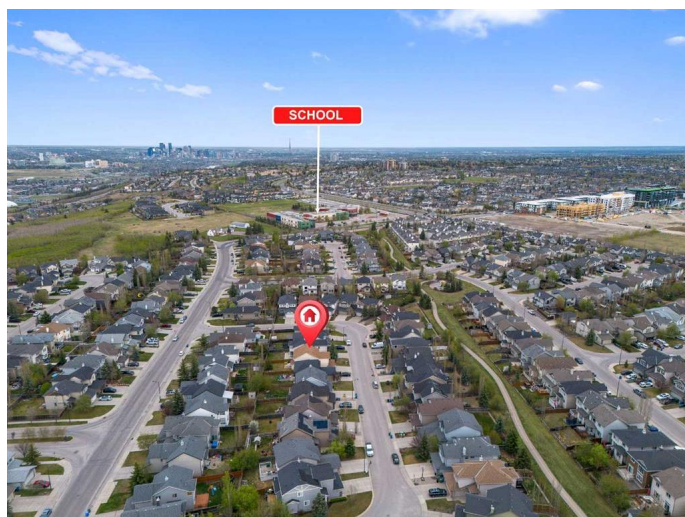
Cougar Ridge, Calgary, Alberta

Welcome to 43 Cougar Ridge Crescent SW â€” a beautifully maintained, one-owner home offering over 2,300 sq ft of thoughtfully designed living space on a quiet cul-de-sac in the highly sought-after community of Cougar Ridge.

This 3-bedroom, 2.5-bathroom two-storey home combines comfort and functionality with recent updates throughout. The main floor features a welcoming living room with a gas fireplace, a dedicated formal dining room, and a bright breakfast nook off the kitchenâ€”perfect for casual meals. The kitchen is well-appointed with rich cabinetry, a breakfast bar, and newer stainless steel appliances including a brand-new LG fridge and microwave, plus a Bosch dishwasher.

Flooring throughout the main level includes a mix of hardwood and carpet, offering both warmth and comfort, while fresh paint throughout gives the home a crisp, updated feel. Youâ€™ll also find main floor laundry equipped with a new LG washer for everyday convenience.

Upstairs, the large bonus room offers flexible space for a second living area, media room, or playroom. The spacious primary suite includes a walk-in closet and a private ensuite featuring a soaker tub, separate shower, and ample counter space. Two additional bedrooms and a full bathroom complete the upper level.



The partly finished basement includes a dedicated theatre space and home office/bedroom, with plenty of room remaining for storage or future development.

Other recent upgrades include a newer Bradford White hot water tank.

Located close to top-rated schools, parks, walking paths, Winsport, shopping, and offering quick access to downtown or the mountains, this home delivers excellent value in a fantastic location.

A rare chance to own a move-in-ready, lovingly maintained home in one of Calgary's most desirable westside neighbourhoods.

Built in 2004

### **Essential Information**

MLS® #	A2220749
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,311
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	43 Cougar Ridge Crescent Sw
Subdivision	Cougar Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4X7

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

### Listing Details

Listing Office

eXp Realty

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