

\$845,000 - 179 Cougar Plateau Way Sw, Calgary

MLS® #A2226193

\$845,000

3 Bedroom, 3.00 Bathroom, 2,072 sqft
Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

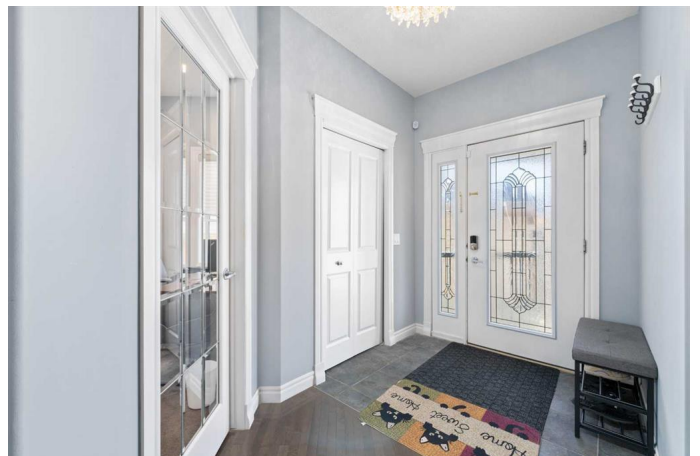
Welcome to your dream oasis! Nestled in the highly sought-after Cougar Ridge community, this exquisite 3-bedroom plus den, 2.5-bath home offers an unparalleled blend of luxury and comfort. Spanning over 2,000 sq ft with a fully finished basement, this upgraded residence is designed for modern living.

Step inside to discover an inviting open-concept layout adorned with elegant hardwood flooring that flows seamlessly throughout the main level. The heart of the home features a spacious great room highlighted by a cozy gas fireplace—perfect for those chilly evenings spent with family or entertaining friends. The main floor also features a versatile den enclosed by a stunning glass wall—an inspiring space perfect for a home office or study

The gourmet kitchen boasts a generous pantry and ample counter space, making it ideal for culinary enthusiasts.

Retreat to your serene master suite where breathtaking mountain views await from your private bedroom window. The luxurious bath oasis beckons with its spa-like ambiance, complete with a large walkin closet. An additional bonus room on the upper floor provides versatile space for a playroom, office, or guest area—tailoring perfectly to your lifestyle needs.

Venture downstairs to find a beautifully



finished basement that offers endless possibilities and includes roughed-in plumbing for an additional bathroom—perfect for creating that dream entertainment zone or guest suite! With no neighbors behind you, enjoy uninterrupted views and added privacy in your backyard sanctuary.

This exceptional property also features a double attached garage providing convenience and security. Don't miss out on this incredible opportunity to own a piece of modern elegance in Cougar Ridge! Schedule your private showing today and experience firsthand what makes this home truly special. Your perfect lifestyle awaits!

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226193 |
| Price | \$845,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,072 |
| Acres | 0.08 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 179 Cougar Plateau Way Sw |
| Subdivision | Cougar Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Postal Code T3H 5S3

Amenities

Amenities Park
Parking Spaces 4
Parking Double Garage Attached, Driveway
of Garages 2

Interior

Interior Features Chandelier, No Animal Home, No Smoking Home
Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Great Room, Other
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Garden, Other
Lot Description No Neighbours Behind
Roof Asphalt Shingle
Construction Concrete, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2025
Days on Market 7
Zoning R-G
HOA Fees 119
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage METRO

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.