

# \$888,800 - 342 Cougar Ridge Drive Sw, Calgary

MLS® #A2238858

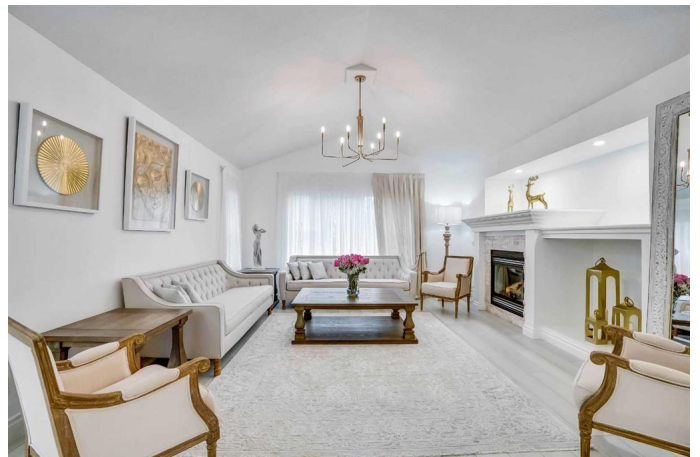
**\$888,800**

4 Bedroom, 4.00 Bathroom, 1,884 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to exclusive community of Cougar Ridge! This incredible 4 bedroom, 3.5 bathroom with a double attached garage with full renovation (2023) could be your next home! RENOVATION INCLUDES: ALL THE FLOORING, REMODELING ENTIRE KITCHEN WITH 2023 APPLIANCES, ALL THE LIGHTING FIXTURES, ALL THE ELECTRICAL SWITCHES, ALL THE DOOR KNOBS, 2023 CENTRAL AC, 2022 HOT WATER TANK, 2022 HUMIDIFIER, 2023 HIGH EFFICIENCY FURNACE, UP GRADED CARPET UNDERLAY (WATER PROOF), 2023 WATER SOFTENER, 2023 PAINT ENTIRE HOUSE, QUARTZ COUNTERTOP, QUARTZ KICK PLATE AND BACK SPLASH, NEST THERMOSTAT, 2023 SMART WASHER/DRYER, 2023 TRENDY BLINDS, 2023 TOILETS AND FAUCETS, 2022 DECK, NEWER LANDSCAPING, ADDITIONAL HEATING SYSTEM FOR THE BASEMENT 2024, AND ... This home provides families with functionality and versatility. Upon entry, be greeted by the fluid open floor plan and enter into the modern kitchen that holds all the essentials plus a pantry, tons of cabinetry, and a ENORMOUS breakfast bar, located conveniently adjacent to the dining room with plenty of space to host family and friends. The living room features a high and vaulted ceiling and loads of seating space around the cozy fireplace with fan. Upstairs, the sunny and spacious master bedroom is complete with a luxurious 5 piece ensuite and walk-in closet.



The upper level also has two more large bedrooms, a 4 piece bathroom, and a laundry room. Head downstairs to find a great entertaining space in the large rec room with a wet bar plus a fourth bedroom, 4 piece bathroom, and utility room. This home is within walking distance of schools, parks, playgrounds, shopping, transit stations, and is minutes away from the Canada Olympic Park chairlift. This is one property you don't want to miss!

Built in 2003

**Essential Information**

MLS® #	A2238858
Price	\$888,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	342 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z5

**Amenities**

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings, Gas Cooktop, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Blower Fan
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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