

# \$999,900 - 75 Cougar Ridge Heights Sw, Calgary

MLS® #A2266429

**\$999,900**

3 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0.17 Acres

Cougar Ridge, Calgary, Alberta

Nestled on a quiet cul-de-sac, this beautifully updated bungalow backs onto walking paths and green space, offering peaceful city views. From the spacious foyer, you'll be welcomed into an open-concept main floor featuring a chef's kitchen with abundant cabinetry, generous counter space, and a large central island. The bright living room showcases a two-way fireplace and oversized picture windows that capture the outdoor scenery. The primary suite provides a relaxing retreat with a fireplace, soaker tub, separate shower, and skylight. A unique upper loft offers a perfect space for a den or study, complete with a private balcony for quiet moments. The walk-up lower level is ideal for entertaining, featuring a large family room with a wet bar, two additional bedrooms, a full bathroom, ample storage, and full air conditioning. Close to downtown, transit, schools, parks, and amenities, this exceptional home blends style, comfort, and convenience in one of the city's best locations.

Built in 2001

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2266429  |
| Price      | \$999,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,880       |
| Acres          | 0.17        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 75 Cougar Ridge Heights Sw |
| Subdivision | Cougar Ridge               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 4X5                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Master Downstairs, Separate Entrance, Walk-In Closet(s), Wet Bar, Solar Tube(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Softener                                                                                                 |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full                                                                                                                                                                                             |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
|-------------------|-------------------|

|                 |                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot, Views, Environmental Reserve |
| Roof            | Asphalt Shingle                                                                                             |
| Construction    | Stone, Vinyl Siding, Wood Frame                                                                             |
| Foundation      | Poured Concrete                                                                                             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 4                  |
| Zoning         | R-G                |
| HOA Fees       | 119                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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.