



15 Cougar Ridge Manor Calgary Alberta

\$989,900

Welcome to this stunning family home in the highly sought-after Cougar Ridge community, soon to be available for under \$1M. Spanning over 3,600 sq. ft. of meticulously crafted living space, this expansive residence is thoughtfully designed to meet every need of modern family life. Upon entry, the beautifully extended main floor unfolds, blending function with luxury. The well-appointed kitchen features custom dark cabinetry, sleek granite countertops, a stainless steel appliance package, and pantry, combining style and practicality for any home chef. Adjacent to the kitchen, the open-concept living and dining areas flow seamlessly, creating a warm, bright and inviting atmosphere perfect for family gatherings and entertaining. A dedicated home office, tucked away for focus and privacy, provides an ideal space for remote work or study. From the main floor, step out to the west-facing backyard -- with a deck and ample space for outdoor enjoyment. The second floor features three spacious bedrooms and a versatile loft/media room, perfect for unwinding or family movie nights. The primary bedroom is a true retreat, complete with a large walk-in closet and a luxurious 5-piece ensuite designed for ultimate comfort. Everyday convenience is elevated by a second-floor laundry room, streamlining daily routines. The fully developed basement further enhances this home, adding a fourth bedroom with a generous walk-in closet and a spacious rec room (with a rough-in for wet bar)-ideal for hobbies, guests, or additional family space. With a recently installed full solar package and air conditioning, this home is both energy-efficient and comfortable year-round. Perfectly located, this property is just steps from Canada Olympic Park, offering year-round recreation for outdoor enthusiasts. The vibrant restaurants and amenities of West Springs are a short drive away, and top-rated scho...

Bedroom 11.75 Ft x 11.58 Ft

Recreational, Games room 18.17 Ft x 25.58 Ft

4pc Bathroom 10.33 Ft x 4.83 Ft

Storage 17.17 Ft x 98.17 Ft

Family room 13.42 Ft x 12.00 Ft

Dining room 13.00 Ft x 7.50 Ft

2pc Bathroom 6.58 Ft x 2.75 Ft

5pc Bathroom 14.58 Ft x 11.83 Ft

Primary Bedroom 14.17 Ft x 15.00 Ft

Bedroom 13.00 Ft x 11.58 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Bedroom 11.83 Ft x 12.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Living room 15.42 Ft x 18.00 Ft

Kitchen 11.58 Ft x 16.92 Ft

Office 11.00 Ft x 11.92 Ft

Laundry room 5.33 Ft x 8.42 Ft

Media 19.00 Ft x 20.33 Ft