



35 Cougar Ridge Place Calgary Alberta

\$989,900

This stunning family home is tucked away on a quiet cul-de-sac in SW Calgary, just steps from the slopes and trails of Winsport (C.O.P.). With a bright northwest exposure, the home enjoys beautiful views of the Bow River Valley and surrounding prairies. Situated on a 6,200 sq. ft. pie-shaped lot, the property offers a spacious and private backyard complete with a greenhouse featuring raised garden beds, as well as a hot tub perfectly positioned to take in the scenic views. Offering a total living area of 3,396 sq. ft., the main floor showcases a bright, open-concept layout with 9' ceilings, maple hardwood flooring, granite countertops in the kitchen and bathrooms, a cozy fireplace feature, central air conditioning, and built-in speakers. The kitchen is designed for both everyday living and entertaining, featuring a large centre island with breakfast bar, stainless steel appliances, and a convenient walk-through pantry. Upstairs, you'll find three generously sized bedrooms, each with a walk-in closet, along with a versatile bonus room. The primary retreat offers northwest exposure and tranquil views overlooking the gardens and open prairies. The professionally finished lower level expands the living space with a large recreation room, fitness area, fourth bedroom, and full bathroom—ideal for guests or growing families. Additional highlights include a heated garage and solar panels (6.48 kWp) installed in September 2024, providing energy efficiency and reduced utility costs. This exceptional home seamlessly blends comfort, luxury, and thoughtful upgrades, with a strong connection to the outdoors. (id:6769)

3pc Bathroom 4.83 Ft x 9.33 Ft

Bedroom 11.25 Ft x 9.42 Ft

Recreational, Games room 23.67 Ft x 22.00 Ft

Storage 9.33 Ft x 11.67 Ft

Furnace 5.92 Ft x 9.67 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft

Dining room 125.42 Ft x 7.00 Ft

Kitchen 12.25 Ft x 15.42 Ft

Other 8.50 Ft x 9.33 Ft

Pantry 5.17 Ft x 14.25 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

4pc Bathroom 12.42 Ft x 10.50 Ft

Bedroom 14.92 Ft x 10.92 Ft

Bedroom 12.83 Ft x 10.67 Ft

Family room 12.33 Ft x 14.58 Ft

Laundry room 7.42 Ft x 5.17 Ft

Primary Bedroom 17.58 Ft x 15.42 Ft

Other 12.17 Ft x 6.08 Ft

Listing Presented By:



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