

\$799,900 - 512 Cougar Ridge Drive Sw, Calgary

MLS® #A2198461

\$799,900

4 Bedroom, 3.00 Bathroom, 1,842 sqft
Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this beautifully maintained 4-bedroom, 2.5 bathroom home in a great location. This inviting property boasts a large, nicely landscaped yard both front and back with an underground sprinkler system. An expansive back deck, perfect for entertaining, with a natural gas BBQ hookup and recently new fence offering privacy and charm. Inside, you'll find hardwood floors on the main floor and updated carpet upstairs, creating a warm and comfortable ambiance throughout. The bright, modern kitchen is outfitted with quality appliances, including a gas stove, granite countertops, and a large island. The spacious master bedroom is your personal retreat, featuring a luxurious en-suite bathroom where you can unwind and relax.

Enjoy year-round comfort with a high-efficiency furnace, air conditioning, and on-demand hot water system, ensuring energy savings and convenience. Don't miss your chance to own this exceptional home with all the modern upgrades and thoughtful details – perfect for families or those who love to entertain! Call your favourite Realtor today to book your private viewing.



512 Cougar Ridge Dr SW, Calgary, AB

Main Floor Exterior Area 911.86 sq ft
Interior Area 845.52 sq ft
Excluded Area 901.06 sq ft



0 6 12 ft

PREPARED: 2025/03/01

White regions are excluded from total floor area in EXTERIOR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2002

Essential Information

MLS® # A2198461

Price \$799,900

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,842
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	512 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5A3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s), Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Tankless Water Heater, Washer, Window Coverings, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run
Lot Description	Dog Run Fenced In, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2025
Days on Market	44
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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.