

## 596 Cougar Ridge Drive SW Calgary, Alberta

**MLS # A2216232**



# \$839,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Cougar Ridge           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,557 sq.ft.           | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                                                                                                                          |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                                                                                                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** Basement Refrigerator, Shed, Gazebo, Playground

**PRICE IMPROVEMENT** - Welcome to 596 Cougar Ridge Drive SW, a spacious family home in one of Calgary's most desirable communities. This 5-bedroom, 3.5-bathroom property offers ample living space for growing families or savvy buyers seeking comfort and value. The main floor features hardwood flooring and natural light pouring in from oversized windows. The kitchen has stainless steel appliances, a large island, pantry, and flows seamlessly into the breakfast nook and family room, where a cozy gas fireplace sets the mood. A convenient half bath, a dedicated office space, living room, and mudroom with access to the attached double-car garage complete this level. Upstairs, you'll find four generous bedrooms, including a sprawling primary bedroom that has an ensuite with a soaker tub, separate shower, and a large walk-in closet. The upper level also features a bright bonus room with park views, another full bathroom, and a laundry room for convenience. The fully finished basement adds even more space with the fifth bedroom, full bathroom, and an expansive rec room with bar; ideal for movie nights, gym equipment, or multi-generational living. The private, landscaped backyard is the perfect spot for summer BBQs and family fun. This property has a fantastic location, right across the street from the soccer fields, park, and Calgary Waldorf School. You're just minutes from shopping, top schools, parks, Canada Olympic Park, and great access to downtown and the mountains.