

# \$826,000 - 512 Cougar Ridge Drive Sw, Calgary

MLS® #A2198461

**\$826,000**

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 EXISTING 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 \$826,000

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	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Gas Range, Tankless Water Heater
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	Landscaped, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 2nd, 2025
Days on Market	33
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Masters
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