

# \$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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