

# \$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.

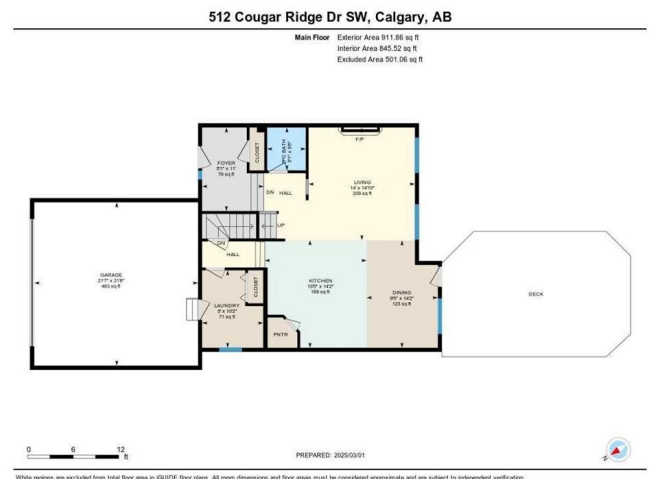
Enjoy year-round comfort with a high-efficiency furnace, air conditioning, and on-demand hot water system, ensuring energy savings and convenience. Don't miss your chance to own this exceptional home with all the modern upgrades and thoughtful details – perfect for families or those who love to entertain!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

Built in 2002

## Essential Information

MLS® # A2198461

Price \$799,900



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.

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, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Tankless Water Heater, Washer, Window Coverings
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	40
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Masters
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