

# \$1,188,800 - 151 Cougartown Close Sw, Calgary

MLS® #A2186816

**\$1,188,800**

4 Bedroom, 4.00 Bathroom, 2,342 sqft

Residential on 0.13 Acres

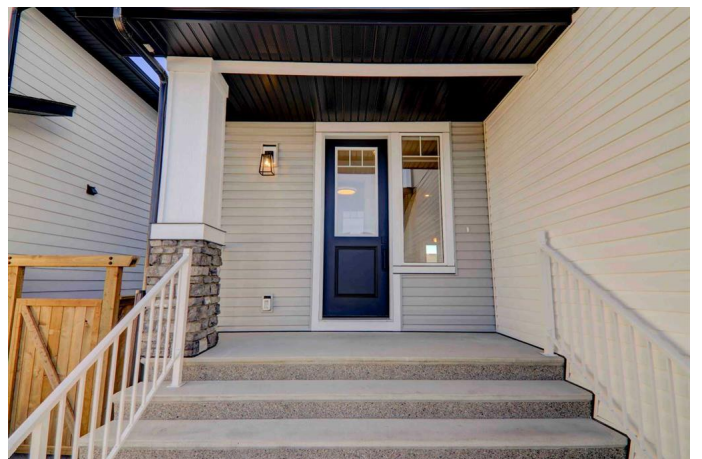
Cougar Ridge, Calgary, Alberta

**BRAND NEW HOME.** Introducing an Exquisite New-Build in the Prestigious Cougar Ridge Community

Nestled in Calgary's highly sought-after west quadrant, this remarkable home offers over 3,300 sq. ft. of developed living space built on a large lot. This rare opportunity to own a brand-new build in Cougar Ridge combines luxury, functionality, and a prime location. The home features exceptional craftsmanship, with luxury finishes and extensive upgrades that radiate elegance at every turn.

From the moment you arrive, you'll notice the expansive concrete veranda. The main floor boasts 9' ceilings, complemented by upgraded 8' doors, and stylish hardwood flooring that enhances the home's modern aesthetic. The spacious foyer leads to a bright office perfect for professionals working from home. The heart of the home, the chef-inspired upgraded kitchen, features an oversized island, quartz countertops, and high-end KitchenAid appliances. The adjacent dining area is perfect for hosting, while the living room is centered around a sleek fireplace surrounded by modern tiles. With such a huge backyard and over 350 sqft deck, and help from the evergreens, hardly you will notice your back neighbour.

Upstairs, you'll find a stunning vaulted-ceiling bonus room illuminated by pot



lights, offering a cozy family retreat. The master suite can accommodate any size bed and featuring a spa-inspired ensuite with double sinks, a freestanding French tub, a large walk-in shower, a makeup station, and a private water closet. Two additional bedrooms provide ample space to accommodate queen-size beds, sharing a beautifully appointed main bath. Upper-level laundry room enhances everyday functionality.

The fully developed basement with 9' ceiling mirrors the luxurious finishes of the upper levels. It includes a sprawling family room, a full bathroom, and a generously sized bedroom—ideal for guests or extended family.

This home's location is truly unbeatable. Just minutes from Canada Olympic Park, a one-minute walk to the scenic 4 km Paskapoo Slopes Trail, and with easy access to Stoney Trail, you'll enjoy outdoor adventures and a seamless commute. The property is only an hour's drive to the mountains and is surrounded by excellent schools, playgrounds, and convenient shopping.

With new home warranties for added peace of mind, this home is move-in ready and waiting for its new owners. Schedule your private viewing today and step into the lifestyle you've been dreaming of!

Built in 2024

## Essential Information

MLS® #	A2186816
Price	\$1,188,800
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,342
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	151 Cougartown Close Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0B1

### **Amenities**

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

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
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Lot Description	Few Trees, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	59
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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