

\$999,900 - 75 Cougar Ridge Heights Sw, Calgary

MLS® #A2266429

\$999,900

3 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0.17 Acres

Cougar Ridge, Calgary, Alberta

Nestled on a quiet cul-de-sac, this beautifully updated bungalow backs onto walking paths and green space, offering peaceful city views. From the spacious foyer, you'll be welcomed into an open-concept main floor featuring a chef's kitchen with abundant cabinetry, generous counter space, and a large central island. The bright living room showcases a two-way fireplace and oversized picture windows that capture the outdoor scenery. The primary suite provides a relaxing retreat with a fireplace, soaker tub, separate shower, and skylight. A unique upper loft offers a perfect space for a den or study, complete with a private balcony for quiet moments. The walk-up lower level is ideal for entertaining, featuring a large family room with a wet bar, two additional bedrooms, a full bathroom, ample storage, and full air conditioning. Close to downtown, transit, schools, parks, and amenities, this exceptional home blends style, comfort, and convenience in one of the city's best locations.

Built in 2001

Essential Information

MLS® #	A2266429
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,880
Acres	0.17
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	75 Cougar Ridge Heights Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4X5

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Master Downstairs, Separate Entrance, Walk-In Closet(s), Wet Bar, Solar Tube(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Lighting
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Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot, Views, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	5
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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