

# \$770,000 - 179 Cougar Plateau Way Sw, Calgary

MLS® #A2226193

**\$770,000**

3 Bedroom, 3.00 Bathroom, 2,072 sqft  
Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

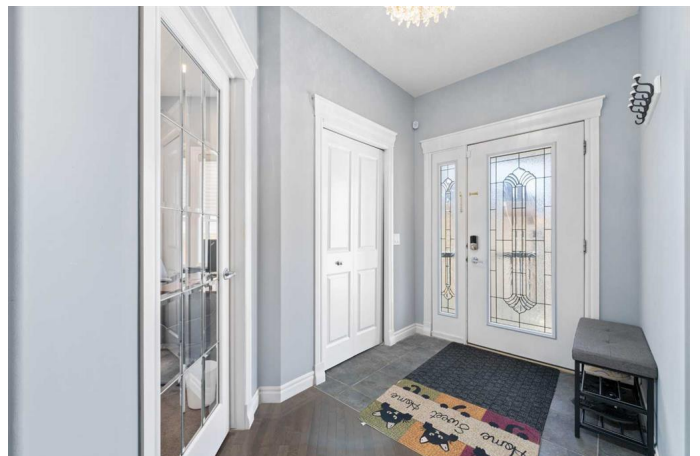
Welcome to your dream oasis! Nestled in the highly sought-after Cougar Ridge community, this exquisite 3-bedroom plus den, 2.5-bath home offers an unparalleled blend of luxury and comfort. Spanning over 2,000 sq ft with a fully finished basement, this upgraded residence is designed for modern living.

Step inside to discover an inviting open-concept layout adorned with elegant hardwood flooring that flows seamlessly throughout the main level. The heart of the home features a spacious great room highlighted by a cozy gas fireplace—perfect for those chilly evenings spent with family or entertaining friends. The main floor also features a versatile den enclosed by a stunning glass wall—an inspiring space perfect for a home office or study.

The gourmet kitchen boasts a generous pantry and ample counter space, making it ideal for culinary enthusiasts.

Retreat to your serene master suite where breathtaking mountain views await from your private bedroom window. The luxurious bath oasis beckons with its spa-like ambiance, complete with a large walkin closet. An additional bonus room on the upper floor provides versatile space for a playroom, office, or guest area—tailoring perfectly to your lifestyle needs.

Venture downstairs to find a beautifully



finished basement that offers endless possibilities and includes roughed-in plumbing for an additional bathroomâ€”perfect for creating that dream entertainment zone or guest suite! With no neighbors behind you, enjoy uninterrupted views and added privacy in your backyard sanctuary.

This exceptional property also features a double attached garage providing convenience and security. Donâ€™t miss out on this incredible opportunity to own a piece of modern elegance in Cougar Ridge! Schedule your private showing today and experience firsthand what makes this home truly special. Your perfect lifestyle awaits!

Built in 2005

**Essential Information**

MLS® #	A2226193
Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,072
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	179 Cougar Plateau Way Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 5S3

## Amenities

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

## Interior

Interior Features Chandelier, No Animal Home, No Smoking Home  
Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Great Room, Other  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Garden, Other  
Lot Description No Neighbours Behind  
Roof Asphalt Shingle  
Construction Concrete, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed May 29th, 2025  
Days on Market 33  
Zoning R-G  
HOA Fees 119  
HOA Fees Freq. ANN

## Listing Details

Listing Office Royal LePage METRO

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