

# \$725,000 - 51 Cougar Ridge Circle Sw, Calgary

MLS® #A2215491

**\$725,000**

5 Bedroom, 4.00 Bathroom, 1,482 sqft  
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

This fully developed 5-bedroom, 3.5-bathroom home in sought-after Cougar Ridge offers functional living space and is perfect for families looking for space, comfort, and convenience. With a large, west-facing backyard and great natural light throughout the main living areas, this home blends style with everyday practicality. The main floor features an updated kitchen with modern finishes, ample cabinetry, a central island and corner pantry—ideal for family meals and entertaining. The open-concept living and dining areas are bright and welcoming, thanks to expansive windows capturing the sunny west exposure. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a walk-in closet and a private ensuite. The fully finished basement adds two additional bedrooms (illegal), a full bathroom, and a versatile rec room—perfect for guests, a home gym, or extra living space. Key upgrades include a new roof (2017) with 40-year shingles, central A/C (2022), and a heated (2020) double attached garage. The large west-facing backyard is great for outdoor enjoyment year-round, whether you're hosting a BBQ or watching the sunset. Located on Calgary's desirable west side, Cougar Ridge is known for its family-friendly atmosphere, proximity to top-rated schools, WinSport, and convenient access to downtown and the mountains. Living here means enjoying quiet streets, nearby parks and pathways, and all the amenities of the West



Springs and Aspen areas just minutes away.

Built in 2003

### Essential Information

MLS® #	A2215491
Price	\$725,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,482
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	51 Cougar Ridge Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5C8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.