

**94 Cougar Plateau Way SW**  
**Calgary, Alberta**

**MLS # A2295805**



**\$774,900**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,618 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		

**Inclusions:** Shed, Shelving, Shelving in Storage Room

Welcome to this beautifully upgraded home in the highly sought-after community of Cougar Ridge, where true pride of ownership is evident throughout. Enhanced with over \$50,000 in recent renovations, this fully finished detached home offers over 2,200 sq. ft. of thoughtfully designed living space and is completely move-in ready. The bright, open-concept main floor is highlighted by new waterproof luxury vinyl flooring, recessed lighting, and a fully renovated kitchen that blends style and function. Featuring high-end appliances, a gas range, farmhouse sink, soft-close cabinetry, and modern finishes, this space is designed to impress. The sunny dining area flows effortlessly into the inviting living room with a cozy gas fireplace, while the stunning four-season sunroom, surrounded by windows and skylights, this home creates a versatile space perfect for relaxing, entertaining, or working from home year-round. Upstairs, the spacious primary suite offers a private retreat with a walk-in closet and ensuite, complemented by two additional generously sized bedrooms and a full bathroom with ample storage. The fully finished basement provides exceptional flexibility, complete with egress windows for a potential fourth bedroom and rough-in plumbing for a future bathroom—ideal for growing families or added value. Recent mechanical updates include a new roof (2022), hot water tank (2024), and a brand-new standalone fireplace (2025, valued at \$5,200 with warranty). Outside, enjoy the convenience of an underground sprinkler system and a private south east facing backyard, perfect for morning sun and outdoor living. Ideally located, this home is just minutes from downtown Calgary, Foothills Medical Centre, and the University of Calgary, with quick access to the Stoney Trail Ring Road for seamless commuting and weekend escapes to the mountains.

The community is known for its family-friendly atmosphere, top-rated schools, and minutes away from Winsport! Enjoy walking distance to the vibrant new West District, featuring boutique shops, dining, and amenities such as UNA Pizza + Wine, Blanco Cantina, Village Ice Cream, Deville Coffee, and more. This is a rare opportunity to own a meticulously maintained, extensively upgraded home in one of Calgary's most desirable southwest communities, an exceptional property ready to welcome you home.