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587-899-3773
justin@realtyaces.ca

242 Cougar Plateau Mews SW Calgary, Alberta

MLS # A2351571

$735,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Hot Tub

Welcome home to Cougar Ridge. This beautifully renovated home offers three bedrooms plus a bonus flex room, two and a half bathrooms and a mature, landscaped backyard that feels like your own secret garden. Warm interiors and modern finishes come together with a long list of upgrades, so the work is done and the enjoyment can start. The main floor has been completely renovated including fresh paint and new flooring throughout. The living room centers on a gas fireplace, the natural spot for cozy evenings. At the heart of the home, the kitchen overlooks the yard and features new quartz counters, a well-appointed island and a full suite of new appliances, including a LG gas range, hood fan, dishwasher and LG fridge. New lighting over the kitchen and dining area finishes the space, while the dining area offers plenty of room for family dinners and entertaining. A powder room completes the main floor. Upstairs, the primary bedroom overlooks the backyard and features a walk-in closet and a wallpapered accent wall. Two more bedrooms, a four-piece bathroom, and a bonus flex room gives everyone a second place to land, whether that's movie nights, a playroom or a home office. The lower level is fully developed and offers versatility as a rec room, gym or flex space as it already includes a three-piece bathroom with a steam shower, a spa-worthy upgrade. Step outside and the yard takes over. Meticulously cared for over many years, the mature fruit trees and gardens create a private retreat, with a rock fountain at the back, a covered deck, a pergola and a hot tub for year-round use. A fully finished double heated attached garage keeps winter mornings easy. This home features a ton of thoughtful upgrades which include central air conditioning, solar panels for energy efficiency, central vacuum system, Gouly exterior lighting, fresh interior paint throughout

the home, plus a newly painted front door and garage door as well as widened driveway making room for two large vehicles Cougar Ridge is one of west Calgary's most established family communities, with parks, playgrounds and walking paths woven throughout and the Paskapoo Slopes right next door for hiking and biking. Canada Olympic Park and WinSport are just minutes away for skiing, mountain biking and year-round recreation, and the Westside Recreation Centre is close by for swimming, skating and fitness. Families have exceptional school choices and everyday errands are easy, with the shops, restaurants and cafés of Aspen Landing, West 85th and West Springs close at hand. The location is within an easy commute to downtown and the mountains within reach for weekend escapes. This home shows 10/10 as the minute you walk in and is a great space to call home.

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