$685,000 - 2 Cougar Ridge Bay Sw, Calgary

MLS® #A2248200

$685,000
3 Bedroom, 4.00 Bathroom, 1,671 sqft
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Exceptional location in exclusive COUGAR RIDGE! Situated on a quiet CORNER LOT on a CUL-DE-SAC, just one block from the Calgary French and International School, this semi-detached, 2-storey with double-attached garage, offers unmatched convenience, just minutes to STONEY TRAIL, 85TH STREET, Bow Trail, and downtown transit. The community is loved for its family-friendly feel, top-rated schools, parks, walking paths, and proximity to WINSPORT (COP) and the shopping, dining, and amenities of Aspen Landing and West 85th.

Thoughtful updates since 2013 include UPDATED KITCHEN and BATHROOMS, shingles (2013), and hot water tank (2014). The bright main level features an OPEN-CONCEPT kitchen, dining, and living space with large windows that fill the home with natural light. Upstairs, the OVERSIZED PRIMARY BEDROOM is smartly separated from the secondary bedrooms for added privacy, with a versatile flex area in between, perfect for a home office, playroom, hobby space, gym, or sitting room. The FINISHED BASEMENT features a large open-concept layout, perfect for movie nights, a home gym, games area or even an office. Outside, the extra-large, beautifully landscaped backyard is your own PRIVATE OASIS â€” whether you love gardening, entertaining, or simply relaxing outdoors, with nearby walking trails and a park just across the street. DO NOT MISS YOUR

CHANCE to call this exceptional property home. BOOK YOUR SHOWING TODAY and experience the UNBEATABLE LOCATION for yourself.

Built in 2002

Essential Information

MLS® #	A2248200
Price	$685,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,671
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2 Cougar Ridge Bay Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4X6

Amenities

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

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In

	Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	118
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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