

# \$950,000 - 11 Cougar Plateau Place Sw, Calgary

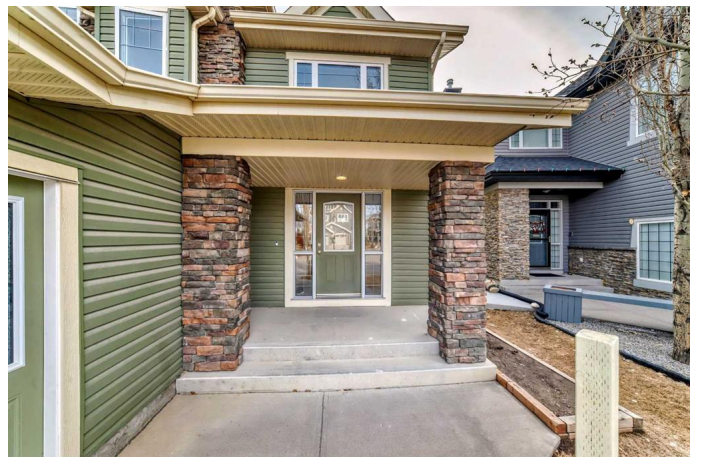
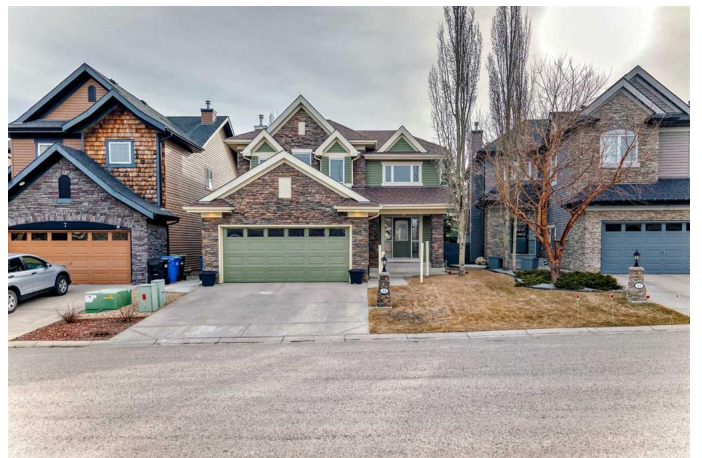
MLS® #A2205848

**\$950,000**

3 Bedroom, 4.00 Bathroom, 2,271 sqft  
Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this exceptional two-storey home, on a Cul-de-Sac where modern design meets family comfort. The house is in one of Calgary's most sought-after neighborhoods. This meticulously maintained property offers the perfect blend of modern living and comfort, with generous space and a stylish design. The spacious Entry leads to an Open-Concept Living Area with a 9-foot ceiling, hardwood floors, a Spacious living room, a formal dining area, and a chef's kitchen ideal for entertaining. The kitchen features stainless steel appliances, including a double oven, granite countertops, maple cabinets, and an island for meal prep and gatherings. The sun-drenched Nook opens to a Large Living room with a fireplace. The sliding door leads out to your deck, patio, and backyard. The main floor also features a powder room, a walk-through pantry and a separate laundry. Bright & Airy "Large windows throughout flood the home with natural light, creating a warm and inviting atmosphere. The upper floor features a spacious bonus room and a luxurious master suite, complete with a 4-piece en-suite bathroom, a separate shower, and a walk-in closet in addition to two other spacious bedrooms with a 4-piece Main Bathroom. Fully Finished Basement with 9-foot ceiling. Additional living space perfect for a home theater, gym, or office. The basement also features a 4-piece Bathroom with a standing shower, a large storage room, and a Den.



Private Backyard – A beautifully landscaped backyard featuring a large deck, ideal for outdoor living and family gatherings. Double Garage – Plenty of storage and parking space for your vehicles in the Heated Garage. Proximity to top-rated schools, parks, shopping centers, and the Canada Olympic Park Ski Hill makes this the perfect family home, offering both comfort and style. Don't miss the chance to make this your dream home!

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205848    |
| Price          | \$950,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,271       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 11 Cougar Plateau Place Sw |
| Subdivision | Cougar Ridge               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 5R9                    |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |

# of Garages 2

### **Interior**

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Double Oven, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line

Lot Description Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 26th, 2025

Days on Market 16

Zoning R-G

### **Listing Details**

Listing Office Creekside Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.