

# **\$859,900 - 596 Cougar Ridge Drive Sw, Calgary**

MLS® #A2216232

**\$859,900**

5 Bedroom, 4.00 Bathroom, 2,557 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

**PRICE IMPROVEMENT** - Welcome to 596 Cougar Ridge Drive SW, a spacious family home in one of Calgary's most desirable communities. This 5-bedroom, 3.5-bathroom property offers ample living space for growing families or savvy buyers seeking comfort and value. The main floor features hardwood flooring and natural light pouring in from oversized windows. The kitchen has stainless steel appliances, a large island, pantry, and flows seamlessly into the breakfast nook and family room, where a cozy gas fireplace sets the mood. A convenient half bath, a dedicated office space, living room, and mudroom with access to the attached double-car garage complete this level. Upstairs, you'll find four generous bedrooms, including a sprawling primary bedroom that has an ensuite with a soaker tub, separate shower, and a large walk-in closet. The upper level also features a bright bonus room with park views, another full bathroom, and a laundry room for convenience. The fully finished basement adds even more space with the fifth bedroom, full bathroom, and an expansive rec room with bar; ideal for movie nights, gym equipment, or multi-generational living. The private, landscaped backyard is the perfect spot for summer BBQs and family fun. This property has a fantastic location, right across the street from the soccer fields, park, and Calgary Waldorf School. You're just minutes from shopping, top schools, parks, Canada Olympic Park, and great access to downtown and the



mountains.

Built in 2002

### Essential Information

MLS® #	A2216232
Price	\$859,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,557
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	596 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5A4

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Storage, Bar, Bookcases, Built-in Features, Closet Organizers, Central Vacuum, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings, Garage Control(s), Microwave Hood Fan
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	105
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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