

# \$1,249,000 - 111 Cougar Plateau Circle Sw, Calgary

MLS® #A2233534

**\$1,249,000**

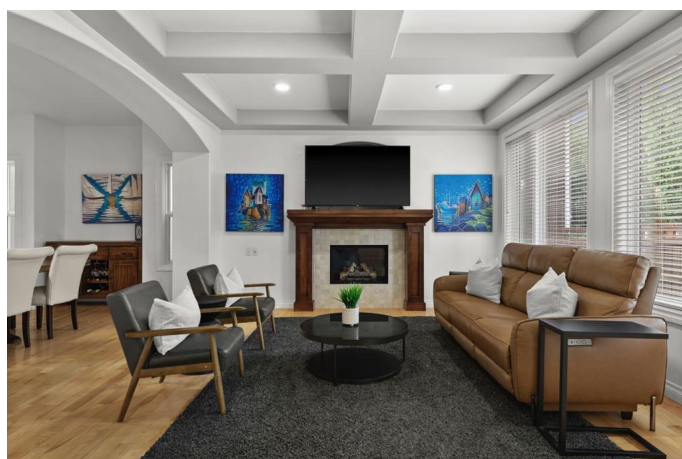
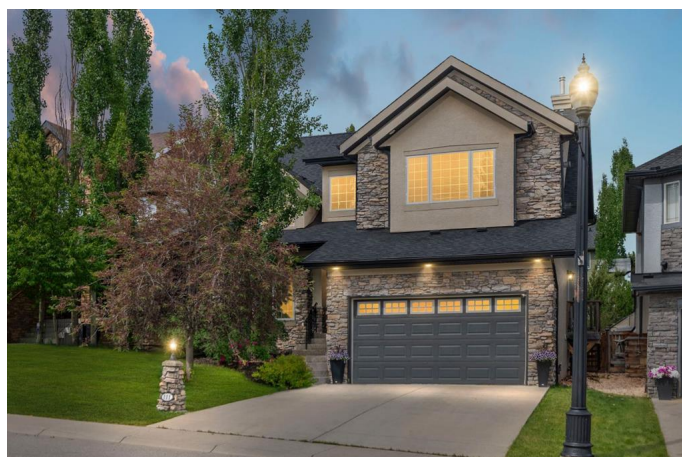
5 Bedroom, 4.00 Bathroom, 2,983 sqft

Residential on 0.12 Acres

Cougar Ridge, Calgary, Alberta

Exceptional two-storey home in The Promontory of Cougar Ridge, perfectly positioned on the quiet and coveted Cougar Plateau Circle, an exclusive area with a limited number of homes. With undeniable curb appeal and thoughtful updates throughout, this five-bedroom home offers warm, elegant living with space to gather, and retreat.

Step through the grand, vaulted foyer into a bright, smartly laid-out main floor. The spacious, light-filled kitchen, updated in 2022 has large west facing windows, a massive island, generous cupboard space, and stainless steel appliances including a Wolf induction cooktop, Electrolux multi function double wall oven, Miele dishwasher, and Samsung refrigerator. The kitchen boasts a sunny eating area and adjacent is a relaxed family space with a gas fireplace and coffered ceiling, complemented by an open formal dining room, making this level ideal for entertaining or for day to day family living. A walk-through pantry flows into a convenient mudroom with built ins and an additional laundry hookup. A versatile main floor bedroom features a vaulted ceiling, full closet and with the large windows it would make a great home office. Upstairs the home continues to impress with a large bonus room flooded with natural light, anchored by a second fireplace. The expansive primary retreat boasts room for a sitting area, a walk-in closet with built-ins, and a renovated (2020) spa-inspired ensuite with in-floor heating, a



freestanding soaker tub, walk-in shower, double vanity and water closet. Two spacious bedrooms, each with walk-in closets share an updated bathroom (2021) with glossy tile and stone countertops. The fully finished lower level is equally inviting, featuring a generous gathering space with a built in bar, perfect for games or movie nights. An additional bedroom, three-piece bath, and an office round off this lower level. Outdoors, the cozy west-facing backyard is the ideal place to unwind, complete with a stone paved patio providing space to relax or entertain. The yard has ample grassy area as well as mature trees and shrubs creating privacy. Other highlights include a double attached garage, central air conditioning, and updated mechanicals, including two new furnaces and two new hot water tanks (Jan 2025). This is an unmatched opportunity to live in a truly special location, minutes from prestigious schools like, The Calgary French & International School, Webber Academy, and Rundle College. Enjoy quick access to Canada Olympic Park, the diverse amenities on West 85th, Aspen Landing, and downtown is just 20 minutes away.

Don't miss out on this rare chance to own a beautifully appointed home in one of Calgary's most sought-after areas, where refined living, top-tier schools, and incredible convenience come together in perfect harmony.

Built in 2005

**Essential Information**

MLS® #	A2233534
Price	\$1,249,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,983
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	111 Cougar Plateau Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5S7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Double Oven, Induction Cooktop
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting

Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	8
Zoning	R-G

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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