

\$529,900 - 301, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2269741

\$529,900

3 Bedroom, 3.00 Bathroom, 1,137 sqft

Residential on 0.07 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE SUNDAY 2PM-4PM! A RARE OPPORTUNITY to live in an UPDATED main-level BUNGALOW BACKING ONTO GREENSPACE! This sprawling 3 BEDROOM, 3 BATH home provides over 2,000 developed square feet! Offering an abundance of natural light and overlooking a serene park. You will immediately notice the soaring 9'™ ceiling, gorgeous hardwood floors, stylish lights, fresh paint and open floor plan. The modern kitchen is a focal point with solid maple cabinets, a timeless subway tile backsplash, sleek stone counters and upgraded stainless steel appliances. This has a flush eating bar that seamlessly connects to the spacious dining room. Which provides direct access to your patio with a convenient BBQ gas line and mature trees that add additional privacy. Adjacent to the dining room is a spacious living room featuring a charming gas fireplace. On one side of the home is the well sized primary with a walk in closet and its own updated ensuite including new stone counters, tile backsplash, and upgraded plumbing fixtures. On the other side is the additional bedroom or office, with a 4pc updated main bathroom. Completing this level is a mudroom space with access to your attached garage. The basement has several large windows and an expansive rec room, making it ideal for entertaining. Completing the space is a third bedroom, 3 pc bath and laundry room. This home is in the highly sought-after Cougar Ridge community close to transit, great



schools, Canada Olympic Park, Westside Rec Centre, plenty of restaurants and shops in West 85th shopping district and pathways. Enjoy quick access to downtown, or the mountains via Stoney Trail. Offering the lock and leave lifestyle you want in a pet friendly property with affordable condo fees. Schedule your private showing or view the virtual tour.

Built in 2008

Essential Information

MLS® #	A2269741
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,137
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	301, 281 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0J2

Amenities

Amenities	Park, Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Chandelier, French Door, High Ceilings, Kitchen Island, Open Floorplan, Master Downstairs, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Treed, Views, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR Realty
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