

\$1,085,000 - 115 Cougar Plateau Circle Sw, Calgary

MLS® #A2260928

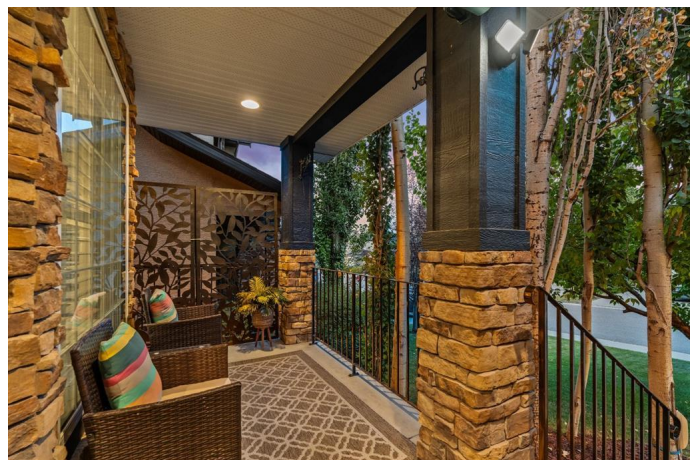
\$1,085,000

5 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 0.12 Acres

Cougar Ridge, Calgary, Alberta

STRIKING, this is a home which will impress as soon as you step in the door. The Promontory.... one of Cougar Ridge's most desirable addresses, and this being a quiet crescent, tucked away from traffic, a safe place for the kids to romp & run, makes this particularly SPECIAL! A GREAT LOCATION, steps to the growing list of shops and services along 85th St, a short walk to Winsport/COP and Calgary French International and offering ease of access to the new Stoney Trail. This two storey offers 3600+ sq ft of living space over three levels with 3+2 beds, 3.5 baths and has been BEAUTIFULLY FINISHED throughout. On the main you will enjoy a generous sense of space, a broad, open plan on the main, a bank of windows to capture the volume of trees out back AND a variety of STRIKING design details! 9'™ ceilings on the main, Tigerwood hardwoods - GORGEOUS - a sweeping staircase, French shutters and designer lighting, new carpets and freshly painted in an easy, soft white palette - BEAUTIFUL! On the main level you will enjoy a large Great Room in back, an open kitchen featuring granite counters, a center island/breakfast bar, s/s appliances including a cooktop and wall oven and a wonderful breakfast nook, leading to a private rear composite deck, many a coffee or glass of wine will be enjoyed here. The main level also enjoys a proper Dining Room and Den/Home office. Upstairs the primary bedroom, behind French doors, offers a



relaxing volume of space and a 5pc en suite with granite counters and a walk-in closet. The two additional beds up are well-sized and share a 4pc bath, also with granite counters. The lower level has been fully developed offering a great space for the kids to play or to entertain family and friends. There is enough room here to accommodate a games and/or fitness space, as well as an additional bedroom and full bath.

Built in 2005

Essential Information

MLS® #	A2260928
Price	\$1,085,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	115 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, Oversized

of Garages 2

Interior

Interior Features Bookcases, Breakfast Bar, Double Vanity, French Door, Granite Counters, No Smoking Home

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Playground

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed September 29th, 2025

Days on Market 3

Zoning R-G

Listing Details

Listing Office RE/MAX First

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