

# \$949,900 - 184 Cougar Ridge Manor Sw, Calgary

MLS® #A2245108

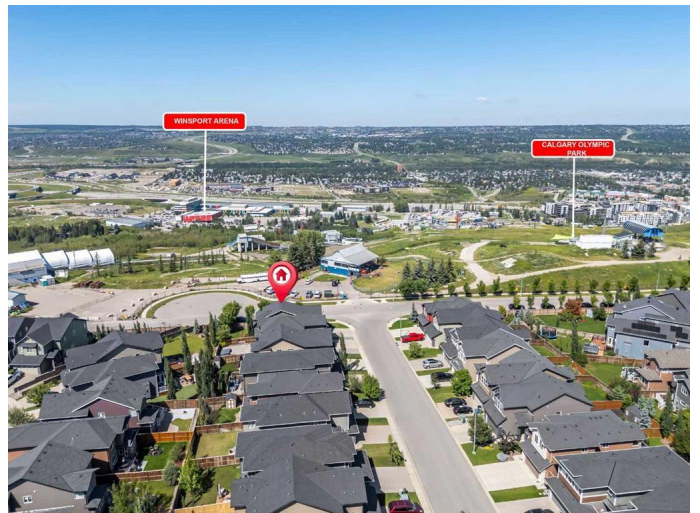
**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,251 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Set in the heart of beautiful Cougar Ridge, directly across from WinSport™'s vibrant ski and recreation facilities, this executive family home offers a rare blend of comfort, sophistication, and everyday functionality. Positioned on a corner lot, this property enjoys an elevated sense of space and presence—with a floor plan that caters to both quiet evenings and lively gatherings. Step through the front door into a warm, welcoming foyer, where French glass doors reveal a thoughtfully designed den—complete with custom built-ins, ideal for today's work-from-home needs or a refined reading room. The open-concept main floor flows effortlessly from the living room, anchored by a sleek gas fireplace, into the well-appointed kitchen featuring granite countertops, a walk-in pantry, designer lighting, and a quality appliance package that makes entertaining or weeknight dinners equally enjoyable. Just off the kitchen, a dedicated dining space framed by a large picture window overlooks the beautifully landscaped backyard—offering the perfect setting for both intimate dinners and weekend brunches in natural light. Upstairs, the primary suite is a private retreat, offering a generous walk-in closet and a spa-inspired 5-piece ensuite with dual vanities, a soaker tub, separate shower, and a dedicated makeup area—perfectly positioned for your morning routine or a quiet moment of luxury. Two additional bedrooms share a spacious 4-piece bath, while the bonus room



offers flexible living spaceâ€”complete with custom built-in bookshelves and additional storage - perfect as a media lounge, playroom, or second office. The upper-level laundry roomâ€”with sink and built-in cabinetryâ€”adds an extra touch of convenience.

The fully finished lower level extends your living space with a large recreation and family room, a stylish bar area, a fourth bedroom, and another full 4-piece bathroomâ€”ideal for guests or multigenerational living.

Enjoy Calgaryâ€™s sunny days on the newly refreshed, expansive rear deck, surrounded by mature landscaping and complemented by two storage sheds for added functionality. The house has been freshly painted throughout, and the oversized double attached garage adds both function and storage, completing this exceptional package. A full security system adds peace of mind.

This is a home that checks all the boxesâ€”location, layout, and lifestyleâ€”all just moments from parks, walking trails, top-rated schools, and the incredible amenities of the Westside.

Built in 2012

## Essential Information

MLS® #	A2245108
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,251
Acres	0.11
Year Built	2012
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	184 Cougar Ridge Manor Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0V4

### Amenities

Amenities	Ski Accessible
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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