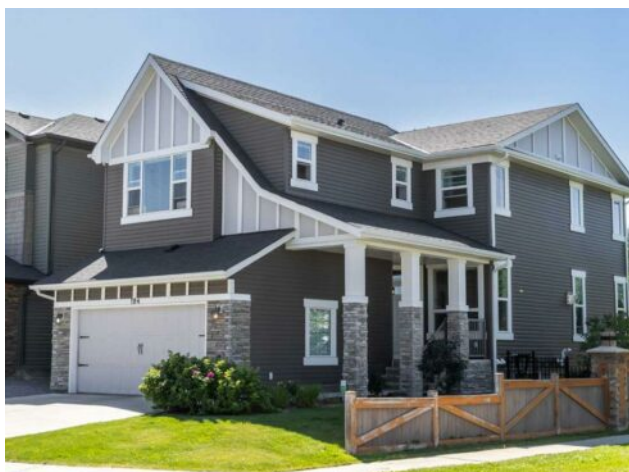**DON'T GAMBLE WITH YOUR HOME.**
RE/MAX **JACK**
OUELLETTE
ASSOCIATE

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184 Cougar Ridge Manor SW
Calgary, Alberta

MLS # A2272500

$900,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	**Age:**	2012 (13 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

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)

Inclusions: Security System, Built-in Sound System, 2 Sheds

OPEN HOUSE - SAT DEC 6 (1-4PM) 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 space—complete with custom built-in bookshelves and additional storage - perfect as a media lounge, playroom, or second office. The upper-level laundry room—with sink and built-in cabinetry—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 bathroom—ideal for guests or multigenerational living. Enjoy Calgary’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 boxes—location, layout, and lifestyle—all just moments from parks, walking trails, top-rated schools, and the incredible amenities of the Westside.