

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

MLS® #A2260928

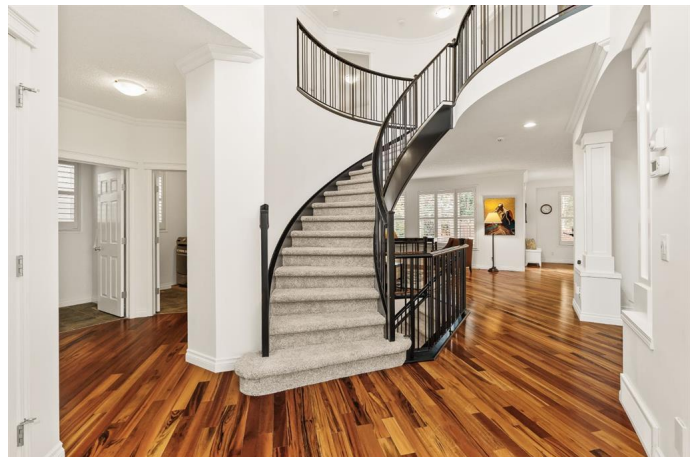
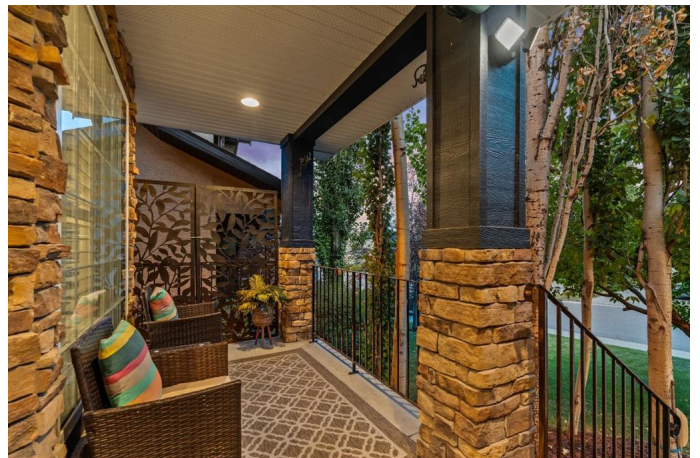
**\$1,085,000**

5 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 0.12 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE â€“ Saturday, October 4 (12-2pm) 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 detailsâ€“. 9â€™™ ceilings on the main, Tigerwood hardwoods - GORGEOUS â€“ a sweeping staircase, French shutters and designer lighting, new carpets and freshly painted in an easy, soft white palette â€“ 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

Zoning R-G

## Listing Details

Listing Office RE/MAX First

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