# 235 Cougar Plateau Way SW

Calgary | Active | MLS® A2347026

**$770,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2005** | **1,539.21 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by URBAN-REALTY.ca

# A closer look

Welcome to this inviting family home situated on a large pie-shaped lot with a beautifully landscaped and private backyard. The main level features 9-foot ceilings and a bright, functional layout. The kitchen offers a large island with casual seating, pantry, maple cabinetry, tile backsplash, and a full appliance package. The adjoining dining area overlooks the impressive backyard, complete with an elevated stone patio and spacious lower patio, perfect for outdoor entertaining.

Upstairs, you'll find a generous bonus room, full bathroom, and three bedrooms, including a spacious primary retreat with a private ensuite and custom closet. The lower level offers an additional bedroom, newly completed bathroom, and ample storage. Additional features include central air conditioning, central vacuum, and a heated and insulated double garage with a 220V outlet. Conveniently located near schools, parks, walking paths, shopping, and with easy access to downtown.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2347026 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2005 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,539.21 sq. ft. |
| **Main Level Finished Area:** | 650.1 sq. ft. |

| | |
|---|---|
| **Upper Level Finished Area:** | 889.11 sq. ft. |
| **Below Grade Finished Area:** | 595.16 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 3,562 sq. ft. |
| **Lot Frontage:** | 22'3" |
| **Front Exposure:** | West |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2005 (Age: 21) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0410712 |
| **Heating:** | Fireplace(s), Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Ceramic Tile, Laminate, Linoleum |

| | |
|---|---|
| **Cooling:** | Central Air |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Electric |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level |
| **HOA Fee:** | $52.50 |
| **City Quadrant:** | Southwest |
| **Community:** | Cougar Ridge (Calgary) |
| **Amenities:** | Park, Playground |
| **Appliances:** | Dishwasher, Electric Oven, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 16'2" × 11'9" · |
| **Main Floor** | Kitchen · 11'3" × 8'9" · |
| **Main Floor** | Dining Room · 11'3" × 7'5" · |
| **Upper Level** | Family Room · 17' × 11'8" · |
| **Upper Level** | Bedroom - Primary · 13'7" × 12' · |
| **Upper Level** | Bedroom · 13'8" × 11'8" · |
| **Upper Level** | Bedroom · 10'9" × 9'8" · |
| **Basement** | Bedroom · 15'6" × 12'3" · |
| **Basement** | Furnace/Utility Room · 17'11" × 14' · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island |
| **Exterior Features:** | Garden, Private Yard |
| **Patio And Porch Features:** | Deck, Enclosed, Patio |
| **Lot Features:** | Interior Lot, Landscaped, Lawn, Pie Shaped Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | R-G |
| **Listed Date:** | Sep 21, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/235-cougar-plateau-way-sw-calgary-a2347026/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.