62 Cougar Plateau Way SW

Calgary | Active | MLS® A2348916

$827,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2004**	**2,082 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

This is a SPECIAL LOCATION… a quiet crescent, steps to a park/playground with ease of access to the community paths leading to the ridge… QUIET & PEACEFUL! PLUS…steps to Calgary French International, a short walk to the growing list of shops and services along West 85th and ease of access downtown via Bow Trail or west to the mountains via Stoney Trail - FANTASTIC! This two storey offers a generous 2940 sq ft of living space over three levels with 4 bedrooms up, a fully developed basement with a large Rec Room and 5th bedroom down… plus 3.5 baths - with a long list of recent improvements, presenting a FRESH & INVITING home. On arrival you will enjoy the vaulted ceiling at the entry, 9 foot ceilings through the main, wideplank luxury vinyl, an open GREAT ROOM plan and the east/west exposure, bathing the home in the warmth of the sun throughout the day. On the main you have a generous Great Room and open kitchen with a center island/breakfast bar and breakfast nook, new quartz countertops, and s/s appliances including a gas stove and water purifier, leading directly to the rear deck and yard - LOVELY! There is also a proper Dining Room on the main level as well as an open den at the entrance, which could easily convert to a Home Office. Upstairs - FOUR BEDROOMS - the primary bedroom enjoys a 5pc en suite with quartz countertops, and the three additional beds share a 5pc bath, with a double vanity and quartz countertops as well. The lower level has been professionally developed (with permits) and presents a wide, open space for the kids to romp or to easily accommodate an entertainment center and/or fitness space. There is a 5th bedroom and full bath down as well. This home has been “Smart-wired” for remote control - SMART Thermostat, RING Doorbell and lock - and features exterior accent lighting which can be programmed to reflect the season. The garage has been insulated and drywalled, for those cold winter nights, plus, there is a garden shed for additional storage. The 55 gallon hot water tank is new this year.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348916
Bedrooms	5
Bathrooms	4
Year Built	2004
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:	2,082 sq. ft.
Main Level Finished Area:	995 sq. ft.
Upper Level Finished Area:	1,087 sq. ft.
Below Grade Finished Area:	860 sq. ft.
Acreage:	No
Lot Area:	3,530 sq. ft.
Lot Frontage:	32'3"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2004 (Age: 22)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0410712
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Cougar Ridge (Calgary)
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Water Purifier
Inclusions:	2nd Refrigerator,
Restrictions:	None Known
Main Floor	Living Room · 14'3" × 14'3" ·
Main Floor	Kitchen · 11'11" × 8'7" ·
Main Floor	Dining Room · 11'4" × 7'11" ·
Main Floor	Breakfast Nook · 8'7" × 7'9" ·
Main Floor	Den · 9'11" × 9'2" ·
Main Floor	Laundry · 6'7" × 6'4" ·
Upper Level	Bedroom · 14'8" × 11'5" ·

Upper Level	Bedroom - Primary · 13'8" × 11'10" ·
Upper Level	Bedroom · 10'8" × 9'7" ·
Upper Level	Bedroom · 10'8" × 10'1" ·
Lower Level	Game Room · 21'9" × 19'3" ·
Lower Level	Bedroom · 11' × 8'10" ·
Lower Level	Furnace/Utility Room · 11'11" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Playground
Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/62-cougar-plateau-way-sw-calgary-a2348916/

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