92 Cougar Ridge Close SW

Calgary | Active | MLS® A2358851

$849,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**2013**	**2,251 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

PASKAPOO AREA | 2013 BUILD | ORIGINAL OWNER | SHANE HOMES BUILT | 2250 ABOVE GRADE SQUARE FEET | CLOSE TO SCHOOLS, PARKS & PATHWAYS | Welcome to the Paskapoo area of Cougar Ridge located in a quiet culde-sac just steps to the walking paths, COP mountain bike park and just a few blocks to Waldorf Academy. This two storey 3 bed, 2.5 bath home offers a very large footprint with 2250 above grade square feet and is being sold by the original owner. Enter form the covered porch, the main floor offers a functional layout with entryway & rear mudroom to garage, 2 pc bath, designated home office that shares a two-sided gas fireplace with the main living room, dining area and sprawling ktichen with stainless teal appliances, corner pantry and huge centre island with granite countertops. Up stairs offers over 1300 sqaure feet, 3 bedroom incl the primary bedroom complete with walk in closet & pc ensuite bath. Also on the upper level is a large bonus room & laundry room. The basement is unfinished but can easily be finished. A fenced yard and double attached, insulated and drywalled garage complete onew of the best priced homes currently in Cougar Ridge at $377/sf. The represents excellent value on Calgary's West side.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358851
Bedrooms	4
Bathrooms	2
Year Built	2013
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:	2,251 sq. ft.
Main Level Finished Area:	935 sq. ft.

Upper Level Finished Area:	1,315 sq. ft.
Below Grade Finished Area:	863 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,918 sq. ft.
Lot Frontage:	34'3"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2013 (Age: 13)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	1210568
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	Central Air, Full
Fireplaces:	1
Fireplace Details:	Blower Fan, Den, Double Sided, Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$121.00
City Quadrant:	Southwest
Community:	Cougar Ridge (Calgary)
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 12'11" × 9'8" ·
Main Floor	Kitchen With Eating Area · 13'8" × 11'11" ·
Main Floor	Living Room · 16'3" × 11'9" ·
Main Floor	Office · 12'3" × 8'8" ·
Main Floor	Bedroom - Primary · 14'10" × 13'3" ·
Upper Level	Bedroom · 9'9" × 8'11" ·
Upper Level	Bedroom · 9'8" × 4'11" ·
Upper Level	Bedroom · 10'11" × 9'9" ·
Upper Level	Bonus Room · 20'8" × 18' ·
Upper Level	Laundry · 8'5" × 5'5" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/92-cougar-ridge-close-sw-calgary-a2358851/

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

Data was last updated November 23, 2026 at 04:05 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.