

# \$374,900 - 105, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2216298

**\$374,900**

1 Bedroom, 1.00 Bathroom, 880 sqft

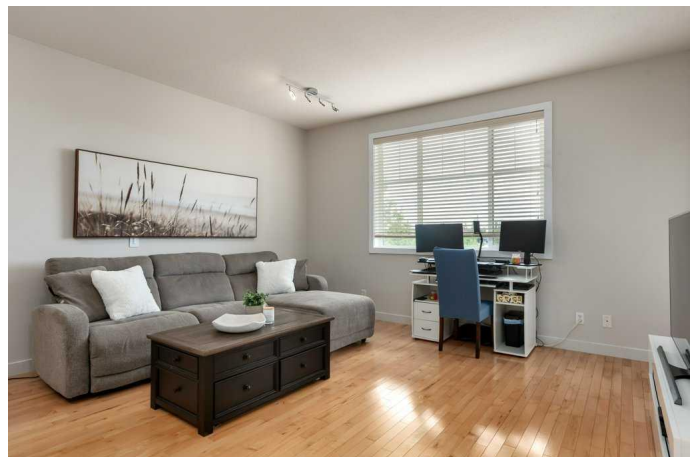
Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Ideally situated in the prestigious community of Cougar Ridge, this impeccably updated end-unit townhouse offers the perfect harmony of refined elegance, modern comfort, and unmatched convenience. Backing directly onto serene green space, with no neighbours above or behind, you'll enjoy exceptional privacy. This beautiful tranquil setting is just moments from scenic walking trails, expansive parks, and effortless access to Downtown and Stoney Trail.

Step inside and be captivated by the sophisticated blend of elegant finishes and thoughtful upgrades. The gourmet kitchen is a chef's dream, featuring quartz countertops, a striking designer backsplash, granite undermount sink, a premium Bosch dishwasher, and a spacious pantry—all beautifully illuminated by upgraded contemporary lighting. Rich hardwood flooring flows throughout, complemented by the warmth of in-floor heating for year-round comfort.

The spa-inspired bathroom is a standout, elegantly appointed with quartz counters, stylish new lighting, and a modern faucet, all anchored by a luxurious rain shower for an indulgent start to your day. Smart lighting throughout the home enhances both ambience and efficiency, seamlessly integrating convenience with contemporary living.



Additional touches elevate this home even further, from custom shelving in the attached garage to freshly repainted walls and professional cleaning throughout. Oversized windows invite natural light to flood the space through north the west, south and east windows, while the freshly cleaned windows, inside and out ensures crystal-clear views of the lush surroundings.

Whether you're enjoying a peaceful morning coffee on your private patio or an evening stroll through the tree-lined paths of Cougar Ridge, this is more than a home—it's a lifestyle. Welcome to effortless elegance. Welcome home!

Built in 2008

### Essential Information

MLS® #	A2216298
Price	\$374,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	105, 281 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0J2

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Hot Water, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	22
Zoning	DC

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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