\$839,900 - 596 Cougar Ridge Drive Sw, Calgary

MLS® #A2216232

\$839,900

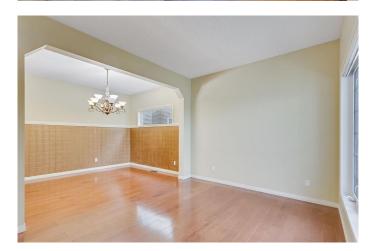
5 Bedroom, 4.00 Bathroom, 2,557 sqft Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

PRICE IMPROVEMENT - Welcome to 596 Cougar Ridge Drive SW, a spacious family home in one of Calgary's most desirable communities. This 5-bedroom, 3.5-bathroom property offers ample living space for growing families or savvy buyers seeking comfort and value. The main floor features hardwood flooring and natural light pouring in from oversized windows. The kitchen has stainless steel appliances, a large island, pantry, and flows seamlessly into the breakfast nook and family room, where a cozy gas fireplace sets the mood. A convenient half bath, a dedicated office space, living room, and mudroom with access to the attached double-car garage complete this level. Upstairs, you'II find four generous bedrooms, including a sprawling primary bedroom that has an ensuite with a soaker tub, separate shower, and a large walk-in closet. The upper level also features a bright bonus room with park views, another full bathroom, and a laundry room for convenience. The fully finished basement adds even more space with the fifth bedroom, full bathroom, and an expansive rec room with bar; ideal for movie nights, gym equipment, or multi-generational living. The private, landscaped backyard is the perfect spot for summer BBQs and family fun. This property has a fantastic location, right across the street from the soccer fields, park, and Calgary Waldorf School. You're just minutes from shopping, top schools, parks, Canada Olympic Park, and great access to downtown and the







mountains.

Built in 2002

Essential Information

MLS® # A2216232 Price \$839,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,557
Acres 0.11
Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 596 Cougar Ridge Drive Sw

Subdivision Cougar Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H5A4

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers,

Central Vacuum, Kitchen Island, Pantry, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Refrigerator, Washer, Garage Control(s), Gas

Range, Microwave Hood Fan, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Playground

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Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame, Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 13th, 2025

Days on Market 170

Zoning R-G

HOA Fees 119

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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