

\$965,000 - 47 Cougar Plateau Place Sw, Calgary

MLS® #A2228914

\$965,000

5 Bedroom, 4.00 Bathroom, 2,348 sqft
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

STRIKING, a home you must see! The Promontory.... one of Cougar Ridge's most desirable addresses, and this being a cul de sac, BACKING A PARK, makes this particularly SPECIAL! A GREAT LOCATION, steps to the growing list of shops and services along 85th St, a short walk to Winsport/COP and Calgary French International and offering ease of access to the new Stoney Trail. This two storey offers 3570 sq ft of living space over three levels with 3+2 beds, a Bonus Room/Loft up and 3.5 baths. On the main you will enjoy a generous sense of space, a broad, open plan on the main, a bank of windows to capture the volume of trees out back AND a variety of STRIKING architectural details! this is a space where you will proudly entertain family & friends. The main level also offer a private home office. Upstairs you will find an open Bonus Room/Loft, perhaps a great study space? The large primary enjoys a 5pc en suite and a view overtop of the yard and park in back. The two additional beds up are well-sized and share ab 4pc bath. The lower level has ben fully developed and the striking custom built-ins carry through here, from the main level. There is an inviting family room, theatre space down where the large TV, B/I speakers & receiver are included. There are two additional beds down, as well as a full bath. The rear yard has been beautifully landscaped and features a wondrful deck and patio! All of this with a volume of trees, between the property and park in back,



providing a PRIVATE & QUIET space for your summer evenings.

Built in 2006

Essential Information

MLS® #	A2228914
Price	\$965,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,348
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	47 Cougar Plateau Place Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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