

# \$369,900 - 105, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2216298

**\$369,900**

1 Bedroom, 1.00 Bathroom, 880 sqft

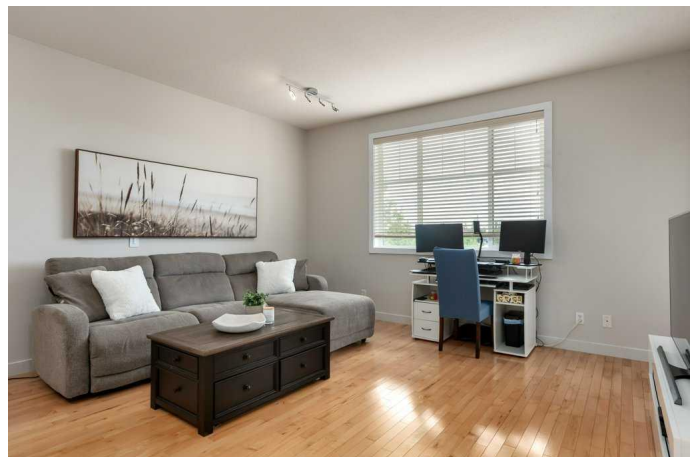
Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 5TH 11 AM - 1 PM. 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, youâ€™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 chefâ€™s dream, featuring quartz countertops, a striking designer backsplash, granite undermount sink, a premium Bosch dishwasher, and a spacious pantryâ€”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	\$369,900
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, Vinyl Windows, Walk-In Closet(s), Track Lighting  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Natural Gas, Hot Water, In Floor  
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 34  
Zoning DC

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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