

**144 Cougar Ridge Manor SW
Calgary, Alberta**

MLS # A2320920



\$1,000,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,450 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Back Lane, Private, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Playset,

Welcome to this exceptional 4 bedroom, 3.5 bathroom family home in the heart of Cougar Ridge, offering nearly 3,500 sq. ft. of beautifully designed living space and a fully legal secondary suite registered with the City of Calgary. Thoughtfully designed for growing families, multigenerational living, or those looking for additional income potential, this home delivers the perfect balance of comfort, flexibility, and long-term value. From the moment you arrive, it's clear this home has been lovingly maintained. Since 2021, the current owners have invested more than \$77,000 into major upgrades, energy-efficient improvements, and preventative maintenance, ensuring many of the home's largest expenses have already been taken care of. The spacious layout offers plenty of room for every stage of family life, with generous living spaces, well-appointed bedrooms, and the added versatility of a fully self-contained legal suite—ideal for grandparents, adult children, long-term guests, or as a mortgage helper. Built for modern living, the home features central air conditioning, an HRV system, a heated garage with Reznor gas heater, EV charging infrastructure, solar-ready electrical provisions, central vacuum, smart water softener, Moen Flo smart water monitoring and shutoff, radon mitigation, upgraded electrical systems, smart home energy monitoring, permanent exterior LED lighting, a high-efficiency modulating furnace, Wi-Fi enabled Rinnai tankless hot water system, and brand-new carpeting throughout. Meticulous care extends beyond the upgrades, with regular mechanical servicing, energy efficiency evaluations, duct and dryer vent cleaning, professional plumbing maintenance, seasonal lawn care, and ongoing preventative maintenance, giving the next owners true peace of mind. An exceptional list of inclusions adds even more value, including three

televisions, premium soundbar with subwoofer, ceiling-mounted projector system, NVR security camera system, POE video surveillance, garage tire racks, shelving and storage systems, slat wall storage with accessories, peg boards, compressed air line system, and a backyard playhouse. Perfectly situated in one of Calgary's most desirable west-side communities, Cougar Ridge is known for its family-friendly atmosphere, parks, pathways, and excellent access to some of the city's top public and private schools. Weekends can be spent at nearby WinSport, Westside Recreation Centre, local parks, or exploring the many shops and restaurants of West Springs Village, Aspen Landing, Westhills, and Signal Hill. Quick access to Stoney Trail, the West LRT, and downtown Calgary makes daily commuting simple. Whether you're searching for a home that can grow with your family, accommodate multiple generations under one roof, or provide the added benefit of rental income, this meticulously maintained property offers a rare opportunity to enjoy exceptional space, thoughtful upgrades, and outstanding value in one of Calgary's premier communities.