

# \$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	4
Zoning	R-G

## Listing Details

Listing Office	RE/MAX First
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