

\$849,900 - 68 Cougartown Close Sw, Calgary

MLS® #A2216423

\$849,900

3 Bedroom, 4.00 Bathroom, 2,138 sqft

Residential on 0.10 Acres

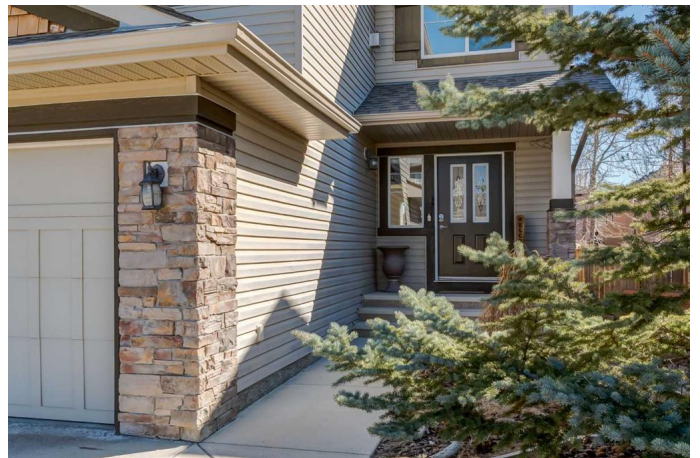
Cougar Ridge, Calgary, Alberta

Located on a peaceful cul-de-sac just steps from scenic parks and pathways, this beautifully maintained 2,138 sq ft home offers a thoughtful blend of modern upgrades, smart design, and warm community living—perfect for growing families or entertainers at heart. Step into a bright and functional main level showcasing brand new LVT flooring, central air conditioning, and Hunter Douglas blinds—including automated blinds on the main floor. A dedicated front office with an interior pass-through to the living room offers a quiet space for remote work or homework, while the open-concept living area features a cozy gas fireplace and flows effortlessly into the kitchen and dining space.

The kitchen is equipped for both style and function, featuring a new dual-range oven, new dishwasher, and direct access to a raised deck—perfect for morning coffee or summer BBQs. Step down to the ground-level patio to unwind in the beautifully landscaped backyard, complete with raised garden beds for your herbs, flowers, or vegetables.

Upstairs, a spacious bonus room with a second fireplace serves as the perfect family lounge or play area. The primary suite offers a true retreat with a walk-in closet, jetted soaker tub, and separate shower. Two additional bedrooms and a full bathroom complete the upper level.

The fully finished basement is where the fun continues—featuring a theatre room with 120-inch screen, 4K 3D projector, and built-in



bar, it's an entertainer's dream. A large rec room offers space for games or lounging, with central vacuum and ample storage for convenience.

Additional highlights include a new water heater, oversized garage, and a quiet, family-friendly cul-de-sac just minutes from Calgary's west edge. Enjoy a 15-minute commute to downtown, and quick access to Paskapoo Slopes, ridge trails, playgrounds, green spaces, and top-rated public and private schools, as well as Winsport for year-round recreation.

This move-in ready home offers not just space, but a lifestyle—where comfort, connection, and community meet.

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216423 |
| Price | \$849,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 2,138 |
| Acres | 0.10 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 68 Cougartown Close Sw |
| Subdivision | Cougar Ridge |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T3H 0B3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Other |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden |
| Lot Description | Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Rectangular Lot, Treed, Garden |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 14 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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