

\$799,900 - 91 Cougartown Close Sw, Calgary

MLS® #A2257417

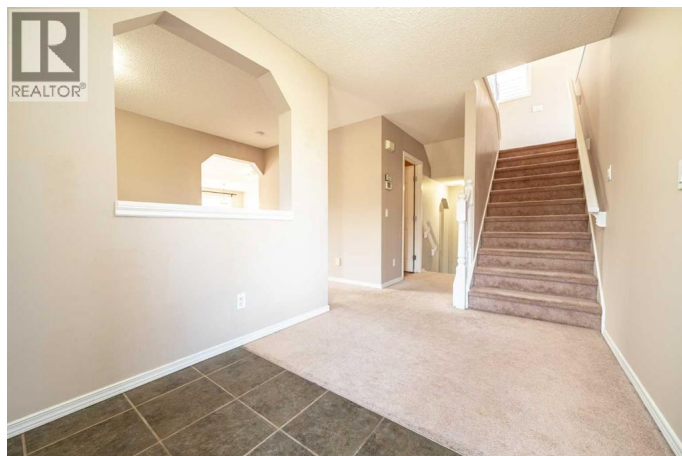
\$799,900

5 Bedroom, 4.00 Bathroom, 2,002 sqft

Single Family on 0.11 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE on SATURDAY, OCT 11 from 12-2PM. Welcome to 91 Cougartown Close SW in the desirable community of Cougar Ridge! This beautifully maintained five-bedroom, three-and-a-half bathroom home offers over 2,800 sq. ft. of developed living space, a double attached garage, and sits on a corner lot with no sidewalk to shovel and is just steps to walking trails and nature! The main floor features a bright, open layout. The kitchen is complete with quartz countertops, stainless steel appliances, a center island, and plenty of storage and prep space, flowing seamlessly into the dining area and living room with a cozy gas fireplace. A private den, main-floor laundry room, and a convenient half bath complete this level. Upstairs, you'll find three spacious bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet. A large bonus room provides the perfect space for a media room or play area, plus there's an additional full bath for the secondary bedrooms. The fully finished basement offers two more bedrooms, a recreation room, a full bathroom, a utility room with a new hot water tank (2024), and ample storage - perfect for guests, teens, or extended family. Outside, the corner lot offers extra space and curb appeal without the extra work thanks to no sidewalk to clear! The deck has been freshly painted and the spacious backyard is ready for your personal touch and ideal for entertaining or relaxing. Located in sought-after Cougar Ridge, this home is close



to parks, schools, walking paths, shopping,
and easy access to major routes.Donâ€™t
miss your opportunity to own this spacious and
versatile home â€” book your showing today!
(id:6289)

Built in 2006

Essential Information

Listing #	A2257417
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,002
Acres	0.11
Year Built	2006
Type	Single Family
Sub-Type	Freehold

Community Information

Address	91 Cougartown Close Sw
Subdivision	Cougar Ridge
City	Calgary
Province	Alberta
Postal Code	T3H0B3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Central heating
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	2% Realty
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