

# \$739,900 - 66 Cougar Ridge Circle Sw, Calgary

MLS® #A2259579

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,844 sqft

Single Family on 0.10 Acres

Cougar Ridge, Calgary, Alberta

This property is pending until October 15th. This home offers the perfect blend of comfort and quality, highlighted by more than \$40,000 in thoughtful upgrades. Located just a 7-minute walk to the Calgary French & International School—one of the most sought-after schools in the city—this property combines lifestyle, convenience, and value. The spacious master bedroom features a luxurious four-piece ensuite and an expansive walk-in closet. The interior is designed with both style and function in mind. A wrap-around kitchen with granite countertops, a raised eating bar, walk-in pantry, and abundant cabinetry creates a welcoming space for everyday living and entertaining. The kitchen, dining area, and upper bonus room all benefit from increased size, adding to the home's open and versatile layout. Custom-made Hunter Douglas blinds bring a touch of elegance, while a 50-gallon hot water tank, central vacuum system, and powerful air conditioner ensure modern convenience and year-round comfort. Outside, the property features a large, well-landscaped yard with mature shrubs and a private deck, perfect for relaxing or hosting gatherings. The exterior has been upgraded with additional insulation beneath nearly indestructible Hardie panel siding, not only making the home more energy-efficient and soundproof but also boosting curb appeal, durability, and even qualifying for cheaper insurance rates thanks to its proven strength



and fire resistance. A rubberized driveway, walkway, and steps further enhance the home's durability and presentation. From its thoughtful floor plan to its extensive list of upgrades, this home delivers superb value and is ready for you to move in and enjoy. The garage is fully insulated, painted, and includes additional storage space above. (id:6289)

Built in 2004

**Essential Information**

Listing #	A2259579
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,844
Acres	0.10
Year Built	2004
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	66 Cougar Ridge Circle Sw
Subdivision	Cougar Ridge
City	Calgary
Province	Alberta
Postal Code	T3H5C8

**Amenities**

Features	No Smoking Home
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Refrigerator, Range - Electric, Dishwasher, Humidifier, Washer & Dryer
Heating	High-Efficiency Furnace, Forced air

Cooling	Central air conditioning, See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior Features	Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

## Listing Details

Listing Office      Grand Realty



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