

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

MLS® #A2216423

**\$849,900**

3 Bedroom, 4.00 Bathroom, 2,138 sqft

Residential on 0.10 Acres

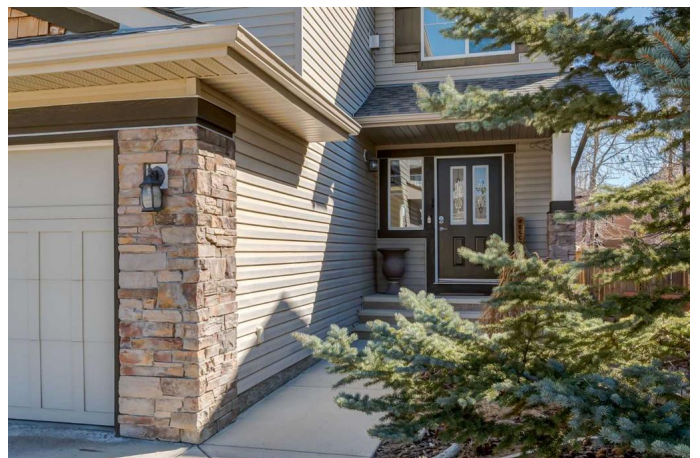
Cougar Ridge, Calgary, Alberta

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 | 12            |
| Zoning         | R-G           |

### Listing Details

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

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