

\$809,969 - 110 Cougar Ridge Circle Sw, Calgary

MLS® #A2263540

\$809,969

4 Bedroom, 4.00 Bathroom, 2,016 sqft

Residential on 0.13 Acres

Cougar Ridge, Calgary, Alberta

Welcome to Cougar Ridge – one of Calgary’s most desirable west-end family communities!

This sun-drenched two-storey home offers over 2,700 sq. ft. of developed living space, sitting on a rare, extra-wide lot with south-facing backyard. With 3+1 bedrooms, 3.5 baths, and a layout designed for both comfort and functionality, this is the ideal home to grow your family.

Step inside to an open-concept main floor where natural light floods the living room, complete with a cozy gas fireplace and views of the sunny backyard. The kitchen offers ample cabinetry, a corner pantry, granite island with eating bar, stainless steel appliances, and an adjacent dining area perfect for everyday meals or entertaining. A private home office/den and a 2-piece powder room complete the main level.

Upstairs, you'll find a spacious bonus room with vaulted ceiling, a generous primary suite featuring a 5-piece ensuite and walk-in closet, plus two additional bedrooms and the main 4-piece bath. The upper-level laundry room (currently used as a closet) offers added convenience.

The fully developed basement includes a large rec/media room, a fourth bedroom, a full bath, and second laundry area in the utility room. Step outside to your private backyard designed for relaxing and entertaining. Enjoy evenings under the pergola with a wood-burning stove, lanterns, and in-deck



lighting. A lower patio with a BBQ gas line adds to the charm, while the massive yard offers a grassy play area, privacy trees, in-ground sprinkler system, and space for a garden.

Cougar Ridge is known for its top-rated public and private schools, quick access to West 85th, Aspen Landing, and West Springs shopping and dining, as well as walking paths, playgrounds, and Winsport just minutes away. Close access to Stoney Trail, and an escape to the mountains!

Don't miss your chance to live in this incredible family home – book your private showing today!

Built in 2003

Essential Information

MLS® #	A2263540
Price	\$809,969
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,016
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	110 Cougar Ridge Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R7

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Garden, Misting System
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Garden, Irregular Lot, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Calgary Real Estate
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