

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

MLS® #A2216423

**\$849,900**

3 Bedroom, 4.00 Bathroom, 2,138 sqft

Residential on 0.10 Acres

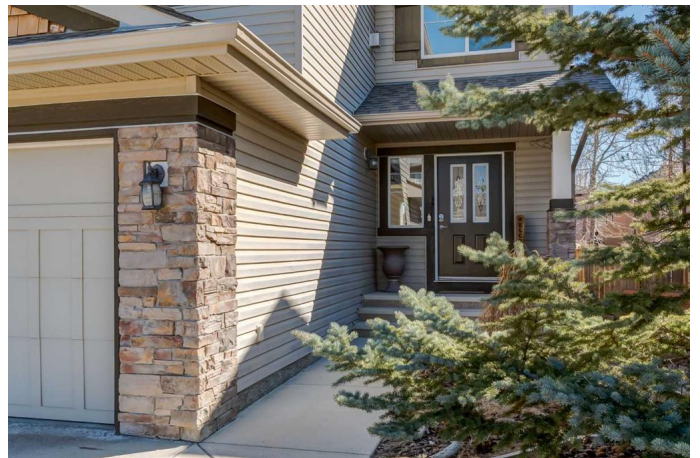
Cougar Ridge, Calgary, Alberta

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 | 16            |
| Zoning         | R-G           |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.