

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

MLS® #A2216423

**\$849,900**

3 Bedroom, 4.00 Bathroom, 2,138 sqft

Residential on 0.10 Acres

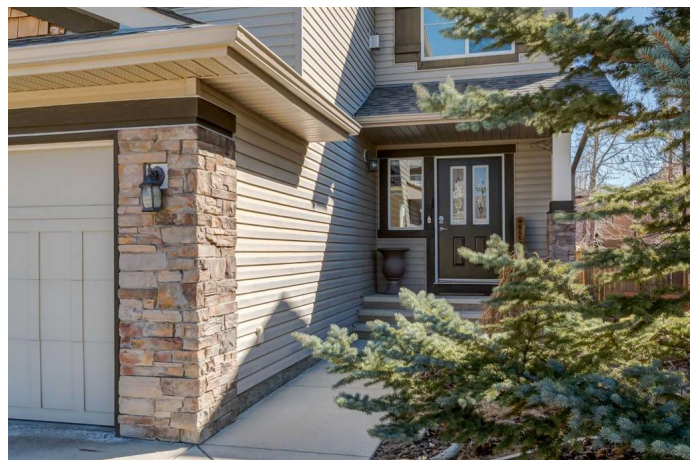
Cougar Ridge, Calgary, Alberta

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	11
Zoning	R-G

### Listing Details

Listing Office	eXp Realty
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