

# \$785,000 - 90 Cougarstone Circle Sw, Calgary

MLS® #A2213051

## \$785,000

3 Bedroom, 3.00 Bathroom, 1,995 sqft  
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Recently Reduced and Priced to Sell Quickly!  
Welcome to 90 Cougarstone Circle SW – an upgraded, move-in-ready family home in the heart of the desirable community of Cougar Ridge. This nearly 2000 sq foot home features 3 bedrooms 2.5 bathrooms, with a bright and airy open concept main floor offering the perfect layout for family living and entertaining. The kitchen features updated stainless steel appliances (2020 and dishwasher in 2024), a spacious island, plenty of cabinetry, timeless white tile backsplash and walk in pantry. Just off the kitchen is a large dining area that effortlessly flows through to the living room with cozy gas fireplace. The main floor also features a flex space offering additional seating room, formal dining space, a yoga room, or whatever your heart desires. Upstairs, you’ll find a large primary suite with a walk-in closet and 4 piece ensuite, 2 additional generous sized bedrooms, a bonus room creating the perfect place for a play room or family office space, and a full bath. The unfinished basement awaits your creative design ideas, and includes a bathroom rough-in., and 2 new hot water tanks. Outside, the private backyard is perfect for relaxing or hosting summer barbecues, with a spacious deck and low-maintenance landscaping. Located on a quiet family friendly street, just minutes from top-rated schools, Winsport, parks, walking trails, shopping, and dining, this home is perfect for families seeking space, comfort and convenience. Don’t miss your



chance to call this beautiful property home!

Built in 2003

### **Essential Information**

MLS® #	A2213051
Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	90 Cougarstone Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4W7

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	31
Zoning	R-G
HOA Fees	121
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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