

# \$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

**\*\*OPEN HOUSE - Sat May 3**

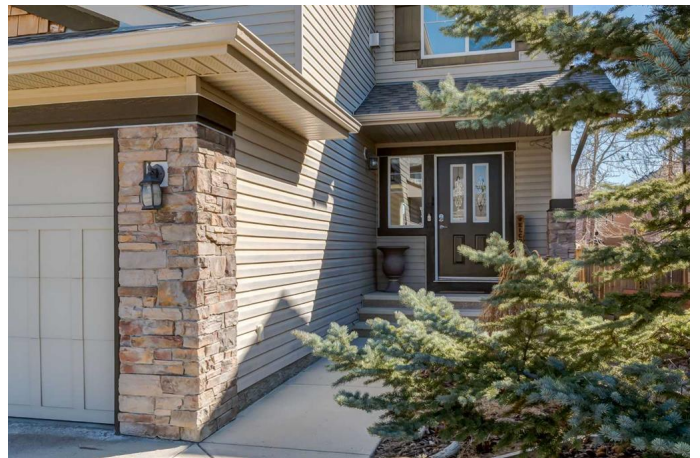
**(12-2pm)\*\*** Located on a peaceful cul-de-sac just steps from scenic parks and pathways, this beautifully maintained 2,138 sq ft home offers a thoughtful blend of modern upgrades, smart design, and warm community livingâ€”perfect for growing families or entertainers at heart.

Step into a bright and functional main level showcasing brand new LVT flooring, central air conditioning, and Hunter Douglas blindsâ€”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 deckâ€”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



continuesâ€”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 Calgaryâ€™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 lifestyleâ€”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, Range, Refrigerator, Washer/Dryer, Window Coverings
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, Garden, Landscaped, Lawn, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	4
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.