# \$775,000 - 90 Cougarstone Circle Sw, Calgary

MLS® #A2226443

### \$775,000

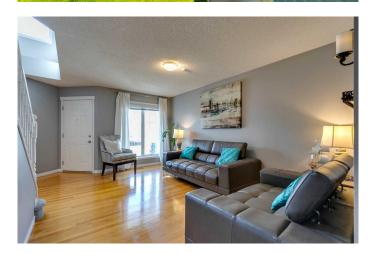
3 Bedroom, 3.00 Bathroom, 1,995 sqft Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Priced to Sell Quickly! Welcome to 90 Cougarstone Circle SW â€" 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'II 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







#### Built in 2003

#### **Essential Information**

MLS® # A2226443 Price \$775,000

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

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

1

# **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 May 31st, 2025

Days on Market 15

Zoning R-G

HOA Fees 121

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR 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.