

\$725,000 - 69 Cougartown Circle Sw, Calgary

MLS® #A2122630

\$725,000

3 Bedroom, 3.00 Bathroom, 1,720 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

Open House, Saturday April 20 from 11:00 - 1:00 p.m. - Welcome to 69 Cougartown Circle, a stunning 2-story home nestled in the charming neighborhood of Cougar Ridge in Calgary's vibrant SW. With its modern classic aesthetic and exquisite finishes throughout, this residence offers both sophistication and comfort.

Upon entering, you're greeted by a spacious living area adorned with elegant modern design elements, setting the tone for the entire home. The bright white kitchen is a chef's dream, complete with sleek countertops, stainless steel appliances, and a convenient walkthrough pantry, perfect for culinary enthusiasts and entertainers alike.

The main level also features a designated dining space, ideal for hosting gatherings or enjoying family meals, along with a convenient laundry area, adding practicality to luxurious living.

Step outside to the west-facing backyard, where abundant sunshine and a fantastic deck await, providing the perfect setting for outdoor relaxation, outdoor dining, and soaking in the beautiful surroundings.

Upstairs, discover a versatile bonus room, offering endless possibilities for recreation, relaxation, or even a home office. Two generously sized secondary bedrooms, ideal for children or guests, share a modern bathroom, while the primary bedroom boasts a spacious ensuite and a walk-in closet, offering a private retreat to unwind after a long day.



The unfinished basement presents a blank canvas, allowing the next owner to unleash their creativity and customize the space to suit their unique needs and preferences, whether it be a home gym, media room, or additional living quarters.

Beyond its impeccable interior, this home's location is a true standout, providing easy access to an array of amenities, including restaurants, shopping destinations, and the renowned Canada Olympic Park. With convenient proximity to the new Ring Road Stoney Trail, commuting and exploring the city's offerings is a breeze.

Don't miss this opportunity to make 69 Cougartown Circle your new home sweet home, where modern elegance meets everyday convenience in one of Calgary's most desirable neighborhoods.

Built in 2006

Essential Information

MLS® #	A2122630
Price	\$725,000
Sold Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	69 Cougartown Circle Sw
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Subdivision Cougar Ridge
City Calgary
County Calgary
Province Alberta
Postal Code T3H 0A4

Amenities

Parking Spaces 4
Parking Double Garage Attached

Interior

Interior Features Double Vanity, High Ceiling, Soaking Tub, Vinyl Windows
Appliances Dishwasher, Dryer, Electric Range, Exhaust Fan, Refrigerator, Washer, W
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Rain Gutters
Lot Description Back Yard, Few Trees, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2024
Date Sold April 25th, 2024
Days on Market 7
Zoning R-1N
HOA Fees 0.00

Listing Details

Listing Office CIR Realty



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