

\$645,000 - 78 Cougartown Circle Sw, Calgary

MLS® #A2141592

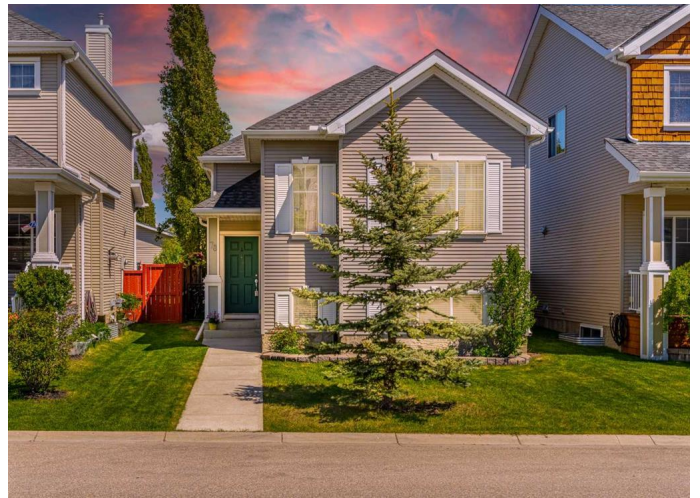
\$645,000

3 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 78 Cougartown Circle, a bright and charming detached home nestled in the vibrant community of Cougar Ridge in Calgary's energetic SW. Located on a quiet street this bi-level offers a total of 3 bedrooms, 2 full bathrooms and over 1650 SQ FT of developed living space and features 9' ceilings and large windows throughout. Enjoy an open-concept living space with a spacious kitchen, dining area, corner pantry and rear access to a cute deck perfect for your BBQ. The primary bedroom will easily fit a king sized bed and has a good sized walk-in closet that is only steps away from the main 4 piece bath. Finishing this level is a generous sized spare bedroom that could also be used as a convenient home office or nursery. The lower level is fully finished with a fantastic recreation area including built-in speakers for a home theater, a cute laundry room, lots of storage and finally a 3rd bedroom with a full 4 piece en-suite and walk-in closet flooded with natural light. The back yard is HUGE, fenced and extra deep for all your family lifestyle requirements and currently offers a gravel parking pad with the ability to build a new double car garage at your leisure. Whether hosting events with friends and family, playing catch with the kids, or simply basking in the warm Alberta sun, this backyard oasis has room for everyone to enjoy. Outdoor enthusiasts will revel in the proximity to the mountains, Canada Olympic Park, and Paskapoo Slopes, offering an array of



recreational activities year-round. But it's not just about the outdoors. This home is also conveniently located near excellent schools, shopping, restaurants, and amenities, offering an energetic and convenient lifestyle. Call and book a viewing today and make this happy house in Cougar Ridge, on the city's western edge, your place to call home!

Built in 2006

Essential Information

MLS® #	A2141592
Price	\$645,000
Sold Price	\$635,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	78 Cougartown Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0A4

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, On Street, Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 28th, 2024
Days on Market	14
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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