

# \$799,000 - 65 Cougarstone Circle Sw, Calgary

MLS® #A2246486

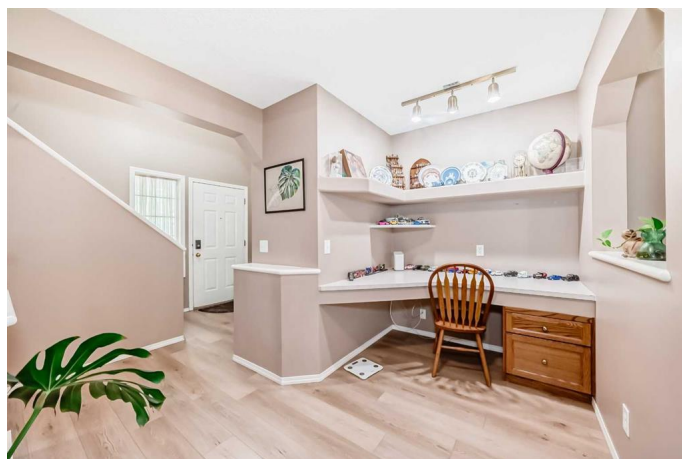
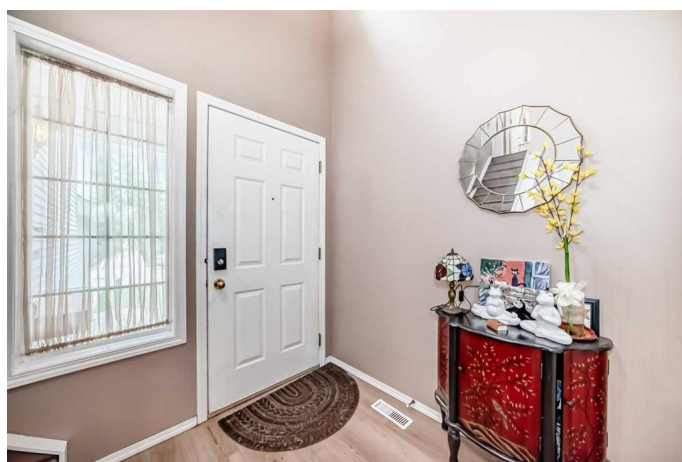
**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,919 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Openhouse Sat & Sunday Aug 9th&10th 1:00 - 4:00 p.m. Welcome to 65 Cougarstone Circle SW—a beautifully designed, renovated, and well-maintained two-story home with a south-facing backyard. Nestled in a quiet, secluded neighborhood in the heart of family-friendly Cougar Ridge, it's just minutes from Paskapoo Slopes and Canada Olympic Park, Closed to the Public and private school. it offers access to Bow Trail and Stonely Trail. Conveniently located to downtown, This lovely home features an open floor plan with over 1,900 square feet. The foyer leads to the second floor! The kitchen is spacious with abundant cabinetry, a walk-in pantry, and a large nook overlooking the mature backyard. The countertops were refinished in 2023. The main floor also features a great room with a built-in computer/workstation and a powder room! The laundry room is conveniently located on the second floor. The original spacious bonus room, featuring a fireplace, window seat, and large east-facing windows, was converted into a large bedroom in 2024, perfect for a large family. The spacious master bedroom, boasts a private balcony overlooking the tranquil backyard and two expansive windows. The ensuite bathroom features an oversized shower with two benches and two shower heads. A spacious walk-in closet provides ample dressing space. The east-facing second bedroom can be used as either a bedroom (with a walk-in closet) or a cozy study. The finished basement features a



recreation/game room, a second fireplace, and a large bedroom with a walk-in closet and bathroom. The private, south-facing backyard boasts a well-maintained composite patio with aluminum railings, scalloped flower beds, and a towering Swedish poplar tree for privacy. All flooring is new, and the hot water tank was replaced in 2020. All windows are UV-protected, and all three levels have soundproof walls. Even more striking is the garage, measuring 23'7" x 19'4", which has ample space for a workbench, refrigerator, and all sorts of handyman tools! This is an ideal family home. Schedule your private viewing today!

Built in 2001

### **Essential Information**

MLS® #	A2246486
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,919
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	65 Cougarstone Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4W3

## Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R-1
HOA Fees	119
HOA Fees Freq.	ANN

## Listing Details

Listing Office	First Place Realty
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