

\$739,900 - 166 Cougarstone Circle Sw, Calgary

MLS® #A2255557

\$739,900

3 Bedroom, 3.00 Bathroom, 1,827 sqft
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Open House Sat. Sept 13 & Sun. Sept 14 ~
2-4 pm. Welcome to this beautifully
maintained 2-storey home in the desirable
community of Cougar Ridge!

Offering over 1,800 sq ft above grade plus a
finished basement, this home has been
meticulously cared for with thoughtful
upgrades throughout. Major systems have
already been taken care of for you: roof (2015
with 30-year shingles), windows and doors
(2020), furnace (2023), 80-gallon hot water
tank (2023), central A/C (2023), and radon
mitigation system (2019). Fresh paint adds to
the move-in-ready appeal.

The main floor features a bright and functional
layout with a spacious kitchen, dining area,
and living room that flow seamlessly to a
private backyard and deck—perfect for
entertaining or relaxing outdoors. A convenient
half bath and laundry room are tucked to the
side for easy access.

Upstairs, you'll find 3 generous bedrooms,
including a primary retreat with a 4-piece
ensuite and walk-in closet. A large bonus room
over the garage provides the ideal spot for
movie nights, a playroom, or a home office.
The finished basement offers a versatile open
recreation space, plus a workshop that could
easily be converted into a 4th bedroom if
desired. The heated double garage with
additional storage is a true bonus for Calgary
winters.

Situated beside a walking path and close to
numerous parks, shopping, and some of the



city’s top-rated schools, this property offers both comfort and convenience. Built in 2003 and continuously updated, this Cougar Ridge gem combines peace of mind with a family-friendly layout in one of Calgary’s most sought-after West communities.

Built in 2003

Essential Information

MLS® #	A2255557
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,827
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	166 Cougarstone Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4W5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	None
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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