

# \$800,000 - 91 Cougartown Close Sw, Calgary

MLS® #A2266860

**\$800,000**

5 Bedroom, 4.00 Bathroom, 2,032 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Welcome home to this inviting two-storey family home perfectly situated steps from scenic pathways and outdoor adventures, ideal for kids, biking, morning runs, and weekend walks. The main level offers a bright, open layout designed for everyday living. The functional kitchen features a large island, a corner pantry, and plenty of workspace, all opening to a comfortable family room featuring a gas fireplace, perfect for cozy nights in. You'll also find ample dining space and a flex room that's perfect for a home office or play zone. A mudroom, main-level laundry, and a half bath for guests complete this thoughtfully designed floor. Upstairs, you'll find three spacious bedrooms, a 4-piece main bath, and a large bonus room for movie nights or game days. The primary bedroom includes a roomy 4-piece ensuite. The finished basement adds even more versatility with two additional bedrooms, another 4-piece bath, and a large flex space ready for a gym, rec room, or home theatre. Set on a south-facing corner lot with no sidewalk, this property offers ample sun exposure and parking for guests when celebrating birthdays or hosting Christmas gatherings. Fresh, clean, and move-in ready – this home offers comfort today and the opportunity to refresh and make it your own tomorrow.

Built in 2006



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266860    |
| Price          | \$800,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,032       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 91 Cougartown Close Sw |
| Subdivision | Cougar Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 0B3                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings         |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |

Basement                      Full

**Exterior**

Exterior Features      Balcony, Private Entrance  
Lot Description        Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Mixed  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 24th, 2025  
Days on Market        6  
Zoning                    R-G

**Listing Details**

Listing Office            CIR Realty

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