

# \$794,000 - 90 Cougarstone Circle Sw, Calgary

MLS® #A2213051

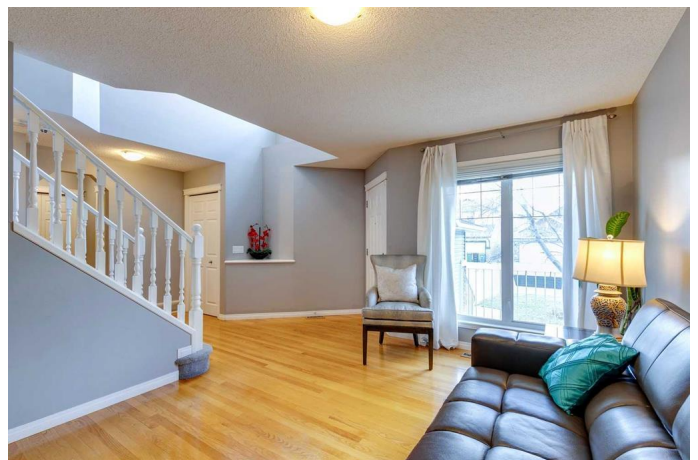
## \$794,000

3 Bedroom, 3.00 Bathroom, 1,995 sqft  
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE - Sat. April 26 - 2:00-4:00PM.

Welcome to this stunning family home nestled on a quiet street in the sought after community of Cougar Ridge. The bright and airy open concept main floor offers the perfect layout for family living and entertaining, with plenty of space for everyone. The kitchen features stainless steel appliances, a spacious island, plenty of cabinetry, timeless white tile backsplash and walk in pantry. Just off the kitchen is a large dining area that effortlessly flows through to the living room with cozy gas fireplace. The main floor also features a flex space offering additional seating room, formal dining space, a yoga room, or whatever your heart desires. Upstairs, you'll find a large primary suite with a walk-in closet and 4 piece ensuite, 2 additional generous sized bedrooms, a full bath and a bonus room the perfect place for a play room or family office space. The unfinished basement awaits your creative design ideas, and includes a bathroom rough-in. Outside, the private backyard is perfect for relaxing or hosting summer barbecues, with a spacious deck and low-maintenance landscaping. Located close to top-rated schools, parks, shopping, and dining, this home offers convenience and a vibrant lifestyle in a family-friendly community. With easy access to downtown and the mountains, it's a fantastic opportunity to own in one of the city's most sought-after neighborhoods. Don't miss your chance to call this beautiful property home!



Built in 2003

## Essential Information

MLS® #	A2213051
Price	\$794,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	90 Cougarstone Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4W7

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Other
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	121
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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