

# \$935,000 - 5 Cougartown Circle Sw, Calgary

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MLS® #A2211554

**\$935,000**

3 Bedroom, 3.00 Bathroom, 2,450 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

**\*\* Open House on Saturday & Sunday, May 10 & May 11 \*\*** Welcome to this elegant home with tasteful decor, an impressive Foyer that greets you with an open ceiling, a Main floor den with double French doors is perfect for those who work from home. Rich hardwood floor throughout the main level. It features a large open kitchen with granite counters, a corner pantry, and a large sunny breakfast nook. the bright family room has a gas fireplace and is open to the kitchen. The formal dining room connects to a living room with soaring 18ft ceiling and plenty of natural light. The upper level has three good-sized bedrooms and a very large and bright bonus room. The spacious master suite includes a large walk-in closet, a 5-piece en-suite bath with double sinks, and a jetted tub. The sunny west backyard has a large deck with a gas hookup. A practical developed basement adds almost another 1000 sq ft of living space with high ceilings and 4 large windows, 4-piece bath, and an extra bedroom. Central air. The House is located very close to the very popular Waldorf school, Calgary French International Schools and Canada Olympic Park.

Built in 2010

## Essential Information

MLS® #                    A2211554

Price                      \$935,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,450
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5 Cougartown Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0A5

### Amenities

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

### Interior

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, No Neighbours Behind, Rectangular Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 3rd, 2025
Zoning	R-1N
HOA Fees	119
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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