

# \$825,000 - 91 Cougartown Close Sw, Calgary

MLS® #A2257417

## \$825,000

5 Bedroom, 4.00 Bathroom, 2,002 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 91 Cougartown Close SW in the desirable community of Cougar Ridge! This beautifully maintained five-bedroom, three-and-a-half bathroom home offers over 2,800 sq. ft. of developed living space, a double attached garage, and sits on a corner lot with no sidewalk to shovel and is just steps to walking trails and nature!

The main floor features a bright, open layout. The kitchen is complete with quartz countertops, stainless steel appliances, a center island, and plenty of storage and prep space, flowing seamlessly into the dining area and living room with a cozy gas fireplace. A private den, main-floor laundry room, and a convenient half bath complete this level.

Upstairs, you'll find three spacious bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet. A large bonus room provides the perfect space for a media room or play area, plus there's an additional full bath for the secondary bedrooms.

The fully finished basement offers two more bedrooms, a recreation room, a full bathroom, a utility room with a new hot water tank (2024), and ample storage – perfect for guests, teens, or extended family.

Outside, the corner lot offers extra space and curb appeal without the extra work thanks to



no sidewalk to clear! The deck has been freshly painted and the spacious backyard is ready for your personal touch and ideal for entertaining or relaxing.

Located in sought-after Cougar Ridge, this home is close to parks, schools, walking paths, shopping, and easy access to major routes.

Don't miss your opportunity to own this spacious and versatile home – book your showing today!

Built in 2006

### Essential Information

MLS® #	A2257417
Price	\$825,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,002
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
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Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 17th, 2025
Zoning	R-G

### Listing Details

Listing Office	2% Realty
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