

# \$789,000 - 65 Cougarstone Circle Sw, Calgary

MLS® #A2246486

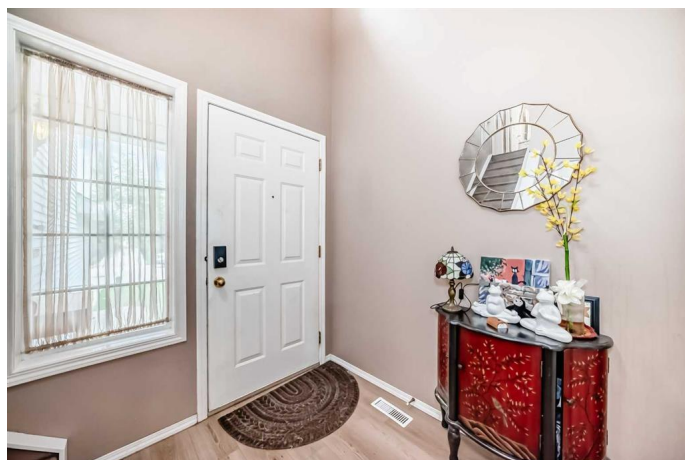
**\$789,000**

4 Bedroom, 4.00 Bathroom, 1,919 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Openhouse Sat & Sunday Sep 13&14 1:00 - 4:00 p.m. Welcome to 65 Cougarstone Circle SW—a beautifully designed, renovated, and well-maintained two-story home with a south-facing backyard. Nestled in a quiet, secluded neighborhood in the heart of family-friendly Cougar Ridge, it's just minutes from Paskapoo Slopes and Canada Olympic Park, Closed to the Public and private school. it offers access to Bow Trail and Stonely Trail. Conveniently located to downtown, This lovely home features an open floor plan with over 1,900 square feet. The foyer leads to the second floor! The kitchen is spacious with abundant cabinetry, a walk-in pantry, and a large nook overlooking the mature backyard. The countertops were refinished in 2023. The main floor also features a great room with a built-in computer/workstation and a powder room! The laundry room is conveniently located on the second floor. The original spacious bonus room, featuring a fireplace, window seat, and large east-facing windows, was converted into a large bedroom in 2024, perfect for a large family. The spacious master bedroom, boasts a private balcony overlooking the tranquil backyard and two expansive windows. The ensuite bathroom features an oversized shower with two benches and two shower heads. A spacious walk-in closet provides ample dressing space. The east-facing second bedroom can be used as either a bedroom (with a walk-in closet) or a cozy study. The finished basement features a



recreation/game room, a second fireplace, and a large bedroom with a walk-in closet and bathroom. The private, south-facing backyard boasts a well-maintained composite patio with aluminum railings, scalloped flower beds, and a towering Swedish poplar tree for privacy. All flooring is new, and the hot water tank was replaced in 2020. All windows are UV-protected, and all three levels have soundproof walls. Even more striking is the garage, measuring 23'7" x 19'4", which has ample space for a workbench, refrigerator, and all sorts of handyman tools! This is an ideal family home. Schedule your private viewing today!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246486    |
| Price          | \$789,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,919       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 65 Cougarstone Circle Sw |
| Subdivision | Cougar Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 4W3                  |

## Amenities

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

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Pantry, Walk-In Closet(s)                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 2                                                                   |
| Fireplaces        | Gas                                                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground               |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 42               |
| Zoning         | R-1              |
| HOA Fees       | 119              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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