

# \$739,900 - 166 Cougarstone Circle Sw, Calgary

MLS® #A2255557

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,827 sqft  
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Open House Sat. Sept 13 & Sun. Sept 14 ~  
2-4 pm. Welcome to this beautifully  
maintained 2-storey home in the desirable  
community of Cougar Ridge!

Offering over 1,800 sq ft above grade plus a  
finished basement, this home has been  
meticulously cared for with thoughtful  
upgrades throughout. Major systems have  
already been taken care of for you: roof (2015  
with 30-year shingles), windows and doors  
(2020), furnace (2023), 80-gallon hot water  
tank (2023), central A/C (2023), and radon  
mitigation system (2019). Fresh paint adds to  
the move-in-ready appeal.

The main floor features a bright and functional  
layout with a spacious kitchen, dining area,  
and living room that flow seamlessly to a  
private backyard and deck—perfect for  
entertaining or relaxing outdoors. A convenient  
half bath and laundry room are tucked to the  
side for easy access.

Upstairs, you'll find 3 generous bedrooms,  
including a primary retreat with a 4-piece  
ensuite and walk-in closet. A large bonus room  
over the garage provides the ideal spot for  
movie nights, a playroom, or a home office.  
The finished basement offers a versatile open  
recreation space, plus a workshop that could  
easily be converted into a 4th bedroom if  
desired. The heated double garage with  
additional storage is a true bonus for Calgary  
winters.

Situated beside a walking path and close to  
numerous parks, shopping, and some of the



city’s top-rated schools, this property offers both comfort and convenience. Built in 2003 and continuously updated, this Cougar Ridge gem combines peace of mind with a family-friendly layout in one of Calgary’s most sought-after West communities.

Built in 2003

**Essential Information**

MLS® #	A2255557
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,827
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	166 Cougarstone Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4W5

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	None
Foundation	Poured Concrete

## Additional Information

Date Listed	September 9th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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