

\$739,900 - 66 Cougar Ridge Circle Sw, Calgary

MLS® #A2259579

\$739,900

3 Bedroom, 3.00 Bathroom, 1,844 sqft
Residential on 0.10 Acres

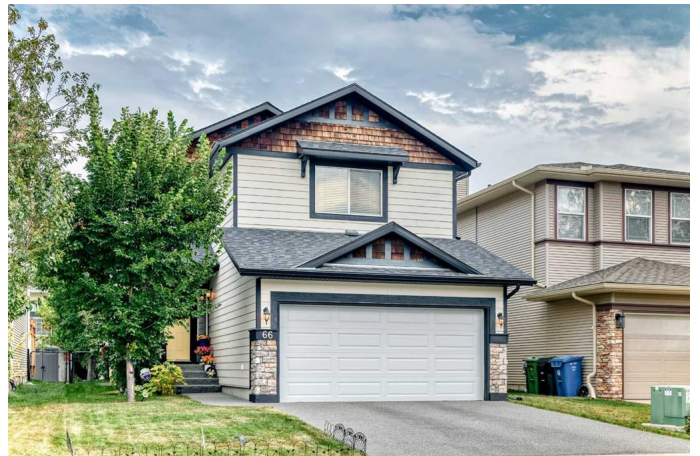
Cougar Ridge, Calgary, Alberta

This home offers the perfect blend of comfort and quality, highlighted by more than \$40,000 in thoughtful upgrades. Located just a 7-minute walk to the Calgary French & International School—one of the most sought-after schools in the city—this property combines lifestyle, convenience, and value.

The spacious master bedroom features a luxurious four-piece ensuite and an expansive walk-in closet.

The interior is designed with both style and function in mind. A wrap-around kitchen with granite countertops, a raised eating bar, walk-in pantry, and abundant cabinetry creates a welcoming space for everyday living and entertaining. The kitchen, dining area, and upper bonus room all benefit from increased size, adding to the home's open and versatile layout. Custom-made Hunter Douglas blinds bring a touch of elegance, while a 50-gallon hot water tank, central vacuum system, and powerful air conditioner ensure modern convenience and year-round comfort.

Outside, the property features a large, well-landscaped yard with mature shrubs and a private deck, perfect for relaxing or hosting gatherings. The exterior has been upgraded with additional insulation beneath nearly indestructible Hardie panel siding, not only making the home more energy-efficient and soundproof but also boosting curb appeal,



durability, and even qualifying for cheaper insurance rates thanks to its proven strength and fire resistance. A rubberized driveway, walkway, and steps further enhance the home's durability and presentation.

From its thoughtful floor plan to its extensive list of upgrades, this home delivers superb value and is ready for you to move in and enjoy. The garage is fully insulated, painted, and includes additional storage space above.

Built in 2004

Essential Information

MLS® #	A2259579
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,844
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	66 Cougar Ridge Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5C8

Amenities

Parking Spaces	2
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Humidifier

Heating Forced Air, ENERGY STAR Qualified Equipment

Cooling Central Air, Other

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Brick Facing

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Other

Lot Description Few Trees, Garden, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Other

Foundation Poured Concrete

Additional Information

Date Listed September 25th, 2025

Zoning R-1

Listing Details

Listing Office Grand Realty

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