

# \$900,000 - 196 Cougartown Close, Calgary

MLS® #A2209690

## \$900,000

4 Bedroom, 4.00 Bathroom, 1,950 sqft  
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Price Reduced. Amazing opportunity to own a recently renovated family home that backs onto a green space in prestigious Cougar Ridge. Renovations include; new flooring throughout, upgraded bathrooms, upgraded mudroom, and new Washer/Dryer. The kitchen cabinets have been repainted and new hardware has been installed. The main level has an open floor plan with 9' knockdown ceiling, maple kitchen cabinets, quartz counter tops, and stainless steel appliances. The upstairs features a large bonus room with vaulted ceiling. The master bedroom features a gorgeous 5 piece ensuite. The cozy basement has an office, 4th bedroom, and large rec room. This home is a must see and won't last long, book a viewing today.

Built in 2007

## Essential Information

MLS® #	A2209690
Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,950
Acres	0.10
Year Built	2007
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	196 Cougartown Close
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0B1

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Quartz Counters
Appliances	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 8th, 2025
Days on Market	21

Zoning R-1

## Listing Details

Listing Office eXp Realty

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