

\$648,800 - 194 Cougartown Circle Sw, Calgary

MLS® #A2246632

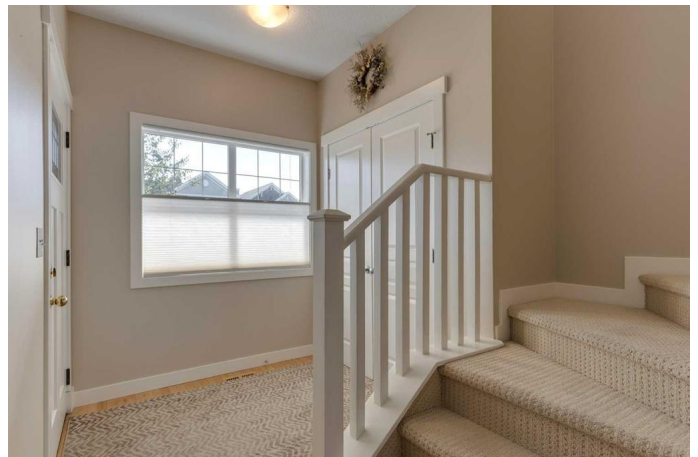
\$648,800

3 Bedroom, 3.00 Bathroom, 1,364 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Beautifully maintained family home on a quiet crescent in the heart of popular Cougar Ridge. This 1,364 sqft two-storey home has wonderful curb appeal with an east facing, full size front verandah. From the moment you step inside, you'll appreciate the open floor plan and the abundance of natural light from front to back. The living room is open to the kitchen and dining area – perfect for family gatherings. The kitchen has plenty of upper cabinets, a step-in pantry and an oversize table-top island with a 4 stool breakfast bar. The dining nook overlooks the backyard and there is a garden door directly to the west exposure deck and yard. A private ½ bath is conveniently located for guests to use. The upper level offers 3 spacious bedrooms including a primary bedroom with a full-size walk-in closet and 4 piece ensuite. The laundry is located in the lower level which is undeveloped and nicely set up with a TV/games area and a home gym. Excellent potential to develop to your liking with roughed-in plumbing and full size windows. Upgrades include hardwood throughout the main floor, central air conditioning and a new double detached garage. Smoke-free, pet-free home! Gorgeous 140' deep, fully landscaped, west exposure lot. Great location, close to schools, parks, COP, shopping and restaurants. Direct access to Stoney Ring Road and minutes to the great Calgary Farmers Market. Great home! Great value!



Built in 2006

Essential Information

MLS® #	A2246632
Price	\$648,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,364
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	194 Cougartown Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0A3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	7
Zoning	R-G

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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