

\$800,000 - 91 Cougartown Close Sw, Calgary

MLS® #A2266860

\$800,000

5 Bedroom, 4.00 Bathroom, 2,032 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Welcome home to this inviting two-storey family home perfectly situated steps from scenic pathways and outdoor adventures, ideal for kids, biking, morning runs, and weekend walks. The main level offers a bright, open layout designed for everyday living. The functional kitchen features a large island, a corner pantry, and plenty of workspace, all opening to a comfortable family room featuring a gas fireplace, perfect for cozy nights in. You'll also find ample dining space and a flex room that's perfect for a home office or play zone. A mudroom, main-level laundry, and a half bath for guests complete this thoughtfully designed floor. Upstairs, you'll find three spacious bedrooms, a 4-piece main bath, and a large bonus room for movie nights or game days. The primary bedroom includes a roomy 4-piece ensuite. The finished basement adds even more versatility with two additional bedrooms, another 4-piece bath, and a large flex space ready for a gym, rec room, or home theatre. Set on a south-facing corner lot with no sidewalk, this property offers ample sun exposure and parking for guests when celebrating birthdays or hosting Christmas gatherings. Fresh, clean, and move-in ready – this home offers comfort today and the opportunity to refresh and make it your own tomorrow.

Built in 2006



Essential Information

MLS® #	A2266860
Price	\$800,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,032
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	91 Cougartown Close Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0B3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full

Exterior

Exterior Features Balcony, Private Entrance
Lot Description Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof Asphalt Shingle
Construction Mixed
Foundation Poured Concrete

Additional Information

Date Listed October 24th, 2025
Days on Market 2
Zoning R-G

Listing Details

Listing Office CIR Realty

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