

90 Cougarstone Circle SW  
Calgary, Alberta

MLS # A2213051

\$785,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,995 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Level,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Recently Reduced and Priced to Sell Quickly! Welcome to 90 Cougarstone Circle SW – an upgraded, move-in-ready family home in the heart of the desirable community of Cougar Ridge. This nearly 2000 sq foot home features 3 bedrooms 2.5 bathrooms, with a bright and airy open concept main floor offering the perfect layout for family living and entertaining. The kitchen features updated stainless steel appliances (2020 and dishwasher in 2024), a spacious island, plenty of cabinetry, timeless white tile backsplash and walk in pantry. Just off the kitchen is a large dining area that effortlessly flows through to the living room with cozy gas fireplace. The main floor also features a flex space offering additional seating room, formal dining space, a yoga room, or whatever your heart desires. Upstairs, you’ll find a large primary suite with a walk-in closet and 4 piece ensuite, 2 additional generous sized bedrooms, a bonus room creating the perfect place for a play room or family office space, and a full bath. The unfinished basement awaits your creative design ideas, and includes a bathroom rough-in., and 2 new hot water tanks. Outside, the private backyard is perfect for relaxing or hosting summer barbecues, with a spacious deck and low-maintenance landscaping. Located on a quiet family friendly street, just minutes from top-rated schools, Winsport, parks, walking trails, shopping, and dining, this home is perfect for families seeking space, comfort and convenience. Don’t miss your chance to call this beautiful property home!