

# \$759,000 - 90 Cougarstone Circle Sw, Calgary

MLS® #A2239157

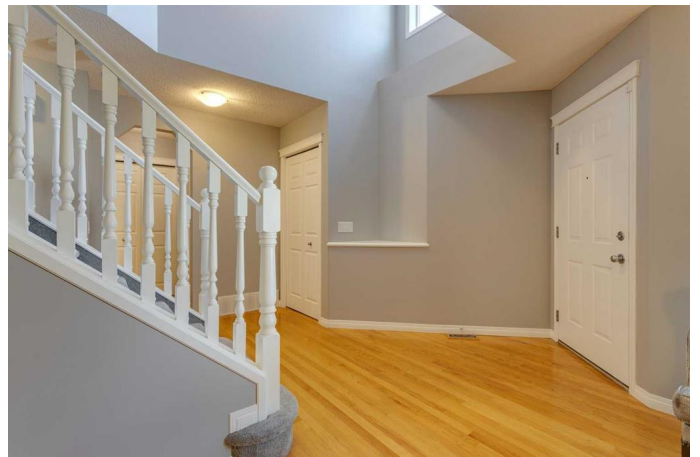
**\$759,000**

3 Bedroom, 3.00 Bathroom, 1,995 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 90 Cougarstone Circle SW – freshly painted in neutral tones, this upgraded family home is move-in-ready and is located 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, 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!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239157    |
| Price          | \$759,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,995       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 90 Cougarstone Circle Sw |
| Subdivision | Cougar Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 4W7                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer                                 |
| Heating           | Forced Air  |

|                 |                  |
|-----------------|------------------|
| Cooling         | Other            |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 10              |
| Zoning         | R-G             |
| HOA Fees       | 121             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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