

# \$899,900 - 5 Cougartown Circle Sw, Calgary

MLS® #A2211554

**\$899,900**

3 Bedroom, 4.00 Bathroom, 2,470 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

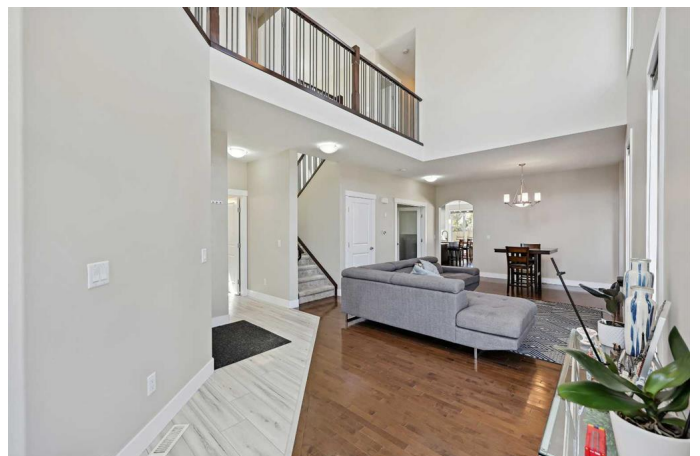
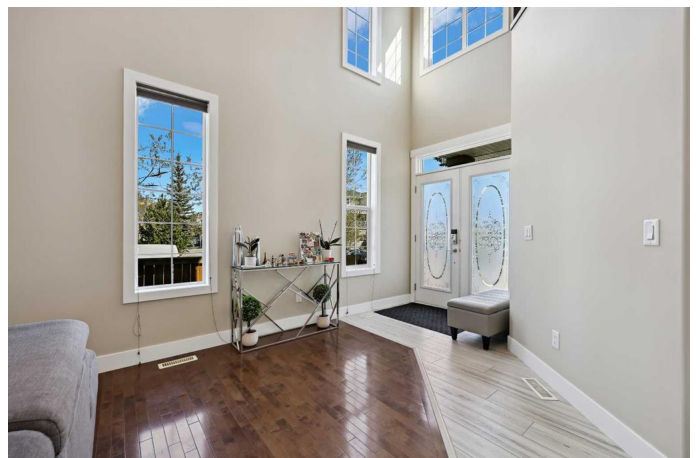
Welcome to this elegant home with tasteful décor. An impressive Foyer will greet you with an open ceiling once you enter this home, a Main floor den with double French doors is perfect for those who work from home. Rich hardwood floor throughout the main level. It features a large open kitchen with granite counters, a corner pantry, and a large sunny breakfast nook. The bright family room has a gas fireplace and is open to the kitchen. The formal dining room connects to a living room with a soaring 18-foot ceiling and plenty of natural light. The upper level has three good-sized bedrooms and a large and bright bonus room. The spacious master suite includes a large walk-in closet, a five-piece en-suite bath with double sinks, and a jetted tub. The sunny west backyard has a large deck with a gas hookup. A practical developed basement adds almost another 1000 sq ft of living space with high ceilings and four large windows, a four-piece bath, and an extra bedroom. Central air. The House is located very close to the very popular Waldorf school, Calgary French International Schools, and Canada Olympic Park.

Built in 2010

## Essential Information

MLS® # A2211554

Price \$899,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,470       |
| Acres          | 0.00        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5 Cougartown Circle Sw |
| Subdivision | Cougar Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H0A5                 |

### Amenities

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

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Vaulted Ceiling(s)                                                                                                       |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                    |
| Lot Description   | Corner Lot, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                               |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 89            |
| Zoning         | R-1N          |
| HOA Fees       | 119           |
| HOA Fees Freq. | ANN           |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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