

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

MLS® #A2246632

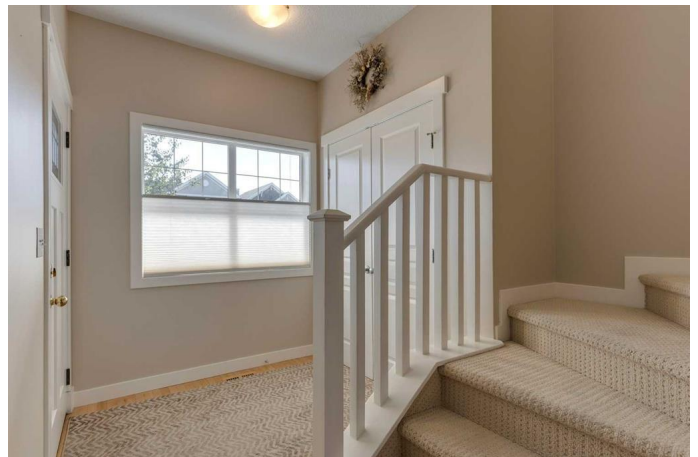
**\$648,800**

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. |
|----------------|-----------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.