

**68 Cougartown Close SW**  
**Calgary, Alberta**

**MLS # A2216423**



**\$849,900**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,138 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Level, Rectangular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** 120 inch theatre screen and 4K 3D projector

**\*\*OPEN HOUSE - Sat May 3 (12-2pm)\*\*** Located on a peaceful cul-de-sac just steps from scenic parks and pathways, this beautifully maintained 2,138 sq ft home offers a thoughtful blend of modern upgrades, smart design, and warm community living—perfect for growing families or entertainers at heart. Step into a bright and functional main level showcasing brand new LVT flooring, central air conditioning, and Hunter Douglas blinds—including automated blinds on the main floor. A dedicated front office with an interior pass-through to the living room offers a quiet space for remote work or homework, while the open-concept living area features a cozy gas fireplace and flows effortlessly into the kitchen and dining space. The kitchen is equipped for both style and function, featuring a new dual-range oven, new dishwasher, and direct access to a raised deck—perfect for morning coffee or summer BBQs. Step down to the ground-level patio to unwind in the beautifully landscaped backyard, complete with raised garden beds for your herbs, flowers, or vegetables. Upstairs, a spacious bonus room with a second fireplace serves as the perfect family lounge or play area. The primary suite offers a true retreat with a walk-in closet, jetted soaker tub, and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement is where the fun continues—featuring a theatre room with 120-inch screen, 4K 3D projector, and built-in bar, it's an entertainer's dream. A large rec room offers space for games or lounging, with central vacuum and ample storage for convenience. Additional highlights include a new water heater, oversized garage, and a quiet, family-friendly cul-de-sac just minutes from Calgary's west edge. Enjoy a 15-minute commute to downtown, and quick access to Paskapoo Slopes, ridge

trails, playgrounds, green spaces, and top-rated public and private schools, as well as Winsport for year-round recreation. This move-in ready home offers not just space, but a lifestyle—where comfort, connection, and community meet.