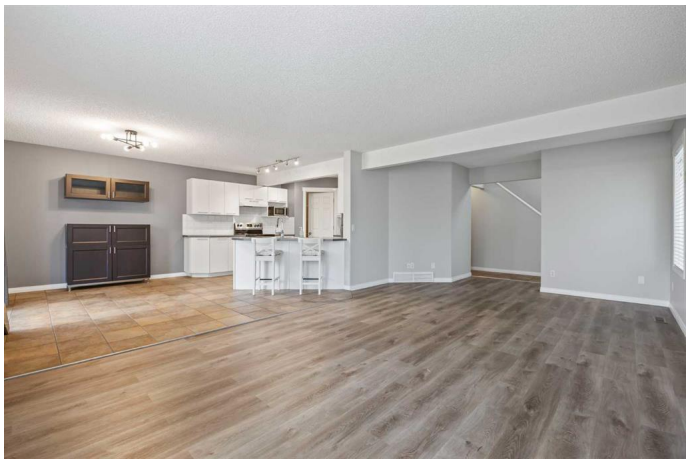
$768,800 - 230 Cougarstone Circle Sw, Calgary

MLS® #A2252424

$768,800
3 Bedroom, 4.00 Bathroom, 1,922 sqft
Residential on 0.09 Acres



Cougar Ridge, Calgary, Alberta

Welcome to this bright and spacious 2-storey home located on a family-friendly street in the desirable community of Cougar Ridge. Offering over 2,700 sq ft of thoughtfully designed living space, this move-in ready home is perfect for both everyday comfort and stylish entertaining.

The freshly painted main floor features a light-filled, open-concept layout with a generous living room, a contemporary white kitchen, and an expansive dining nook complete with built-in cabinetry. A walk-through pantry adds function and convenience, while durable luxury vinyl plank and tile flooring throughout the main level enhances both style and practicality.

Upstairs, a vaulted bonus room with a corner gas fireplace offers the perfect retreat for relaxing or spending time with family. Freshly cleaned carpet adds warmth and comfort to the space. The upper level also includes three well-sized bedrooms, including a spacious primary suite with a mountain view, a walk-in closet, and a four-piece ensuite featuring a soaker tub and separate shower.

The fully finished basement continues the open-concept design and includes a full bathroom with dual shower heads, a versatile den or home office, and a generous storage room to meet all your lifestyle needs.

Step outside to your private, south-facing private backyard with mature cherry trees and no neighbours behind. The huge tiered deck and patio provide the perfect backdrop for family fun and outdoor entertaining. Newly shingled roof (June 10/25) Ideally located just minutes from top-rated schools, scenic parks, and convenient shopping, this home offers exceptional value in one of Calgaryâ€™s most sought-after neighbourhoods.

Built in 2002

Essential Information

MLS® #	A2252424
Price	$768,800
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,922
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	230 Cougarstone Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4W4

Amenities

Amenities	Park
Parking Spaces	4

Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.