$948,000 - 16 Cougartown Close Sw, Calgary

MLS® #A2245382

$948,000

4 Bedroom, 4.00 Bathroom, 2,142 sqft
Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Wow! Nestled in one of Cougar Ridge's most sought after pockets on a huge lot, this impressive home offers close to 3,000 sq. ft. of refined living space, blending timeless craftsmanship with sophistication, exceptional privacy, pride of ownership, and extensive upgrades! From the moment you step inside, youâ€™ll appreciate the attention to detail and the open, bright layout. Located just a few minutes walk to Paskapoo Slopes, Calgary Waldorf School, and Calgary French & International School, this is a rare find in an ideal family oriented location. Step inside your new home to discover a bright and open layout with a formal foyer, 9â€™ ceilings, maple hardwood floors, upgraded lighting, and a welcoming living area anchored by a soothing gas fireplace with perfectly positioned windows that frame the lush backyard views, bringing the outdoors in and filling the space with an abundance of natural light. The kitchen is a true standout, featuring upgraded French maple cabinetry, sleek new upgraded quartz countertop island, Matt black accents, professional grade appliances, Miele dishwasher, a large pantry, and expansive prep and storage spaces perfect for home cooks and entertainers alike. The dining nook with vaulted ceilings is poised to host many memorable dinners with friends and flows seamlessly to outdoor entertaining. Completing the main level is a stylish two piece powder room with designer touches, a modern and functional mudroom that includes

a washer and dryer with plenty of storage, and provides direct access to the oversized, insulated double garage, complete with a workshop area. Upstairs, the primary suite is a peaceful retreat with large windows overlooking the rear yard, a walk-in closet, and a luxurious ensuite with comfort height dual vanities, a soaker tub, and a separate shower. Two additional bedrooms offer generous closet space and share a modern 4-piece bath. A huge, bright, vaulted bonus room with plush carpeting and updated railings provides the perfect spot for family movie nights or a quiet reading nook, while the den is perfect for studying or games night. Outdoor living is equally impressive, with a sunny backyard perfect for entertaining or relaxing. Enjoy the spacious deck with a gas BBQ hookup and a huge stamped concrete patio ideal for summer gatherings. Enjoy A/C and a freshly painted interior, adding extra peace of mind. The fully finished basement offers incredible additional space, including a bedroom, games area with built-ins, a bathroom, and a large recreation room, fantastic storage, and oversized windows that provide abundant natural light. Located just steps from green spaces, walking paths, Paskapoo pathway system, shopping, dining, and transit, this home offers the perfect blend of style, comfort, and functionality. With proximity to COP, excellent schools, and easy access to the mountains, this is a rare opportunity you wonâ€™t want to miss. Move in ready and a must to see! Call today!

Built in 2005

Essential Information

MLS® #	A2245382
Price	$948,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,142
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Cougartown Close Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0B1

Amenities

Amenities	Other
Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Natural Woodwork
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Storage, Garden
Lot Description	Back Yard, Few Trees, Front Yard, Private, Street Lighting, Yard Drainage
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2025
Days on Market	30
Zoning	R-G
HOA Fees	125
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty

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