

# \$725,000 - 209 Cougartown Circle Sw, Calgary

MLS® #A2223143

## \$725,000

4 Bedroom, 4.00 Bathroom, 1,512 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

Reduced! Best detached home in the west hills under \$750k! Updated, fully developed and lovingly maintained family home on a quiet street. Steps to COP, minutes to Stoney Trail, and just a block from all the shops and restaurants on 85th. Great layout, private landscaped yard with huge deck and shed. Everything your family needs is here! Shows great, needs nothing!

Built in 2006

## Essential Information

MLS® #	A2223143
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,512
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address 209 Cougartown Circle Sw



Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0A3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, No Smoking Home, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	27
Zoning	R-G

### Listing Details

Listing Office	Real Broker
----------------	-------------

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.