

**90 Cougarstone Circle SW**  
**Calgary, Alberta**

**MLS # A2213051**



**\$785,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,995 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Level,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Breakfast Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Recently Reduced and Priced to Sell Quickly! Welcome to 90 Cougarstone Circle SW – an upgraded, move-in-ready family home in the heart of the desirable community of Cougar Ridge. This nearly 2000 sq foot home features 3 bedrooms 2.5 bathrooms, with a bright and airy open concept main floor offering the perfect layout for family living and entertaining. The kitchen features updated stainless steel appliances (2020 and dishwasher in 2024), a spacious island, plenty of cabinetry, timeless white tile backsplash and walk in pantry. Just off the kitchen is a large dining area that effortlessly flows through to the living room with cozy gas fireplace. The main floor also features a flex space offering additional seating room, formal dining space, a yoga room, or whatever your heart desires. Upstairs, you’ll find a large primary suite with a walk-in closet and 4 piece ensuite, 2 additional generous sized bedrooms, a bonus room creating the perfect place for a play room or family office space, and a full bath. The unfinished basement awaits your creative design ideas, and includes a bathroom rough-in., and 2 new hot water tanks. Outside, the private backyard is perfect for relaxing or hosting summer barbecues, with a spacious deck and low-maintenance landscaping. Located on a quiet family friendly street, just minutes from top-rated schools, Winsport, parks, walking trails, shopping, and dining, this home is perfect for families seeking space, comfort and convenience. Don’t miss your chance to call this beautiful property home!