

# \$739,900 - 66 Cougar Ridge Circle Sw, Calgary

MLS® #A2259579

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,844 sqft

Residential on 0.10 Acres

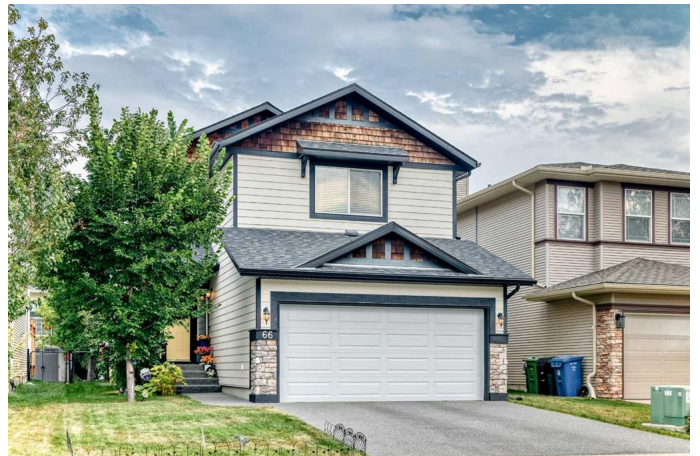
Cougar Ridge, Calgary, Alberta

Property back on market due to Financing. This home offers the perfect blend of comfort and quality, highlighted by more than \$40,000 in thoughtful upgrades. Located just a 7-minute walk to the Calgary French & International School—one of the most sought-after schools in the city—this property combines lifestyle, convenience, and value.

The spacious master bedroom features a luxurious four-piece ensuite and an expansive walk-in closet.

The interior is designed with both style and function in mind. A wrap-around kitchen with granite countertops, a raised eating bar, walk-in pantry, and abundant cabinetry creates a welcoming space for everyday living and entertaining. The kitchen, dining area, and upper bonus room all benefit from increased size, adding to the home's open and versatile layout. Custom-made Hunter Douglas blinds bring a touch of elegance, while a 50-gallon hot water tank, central vacuum system, and powerful air conditioner ensure modern convenience and year-round comfort.

Outside, the property features a large, well-landscaped yard with mature shrubs and a private deck, perfect for relaxing or hosting gatherings. The exterior has been upgraded with additional insulation beneath nearly indestructible Hardie panel siding, not only making the home more energy-efficient and



soundproof but also boosting curb appeal, durability, and even qualifying for cheaper insurance rates thanks to its proven strength and fire resistance. A rubberized driveway, walkway, and steps further enhance the home's durability and presentation.

From its thoughtful floor plan to its extensive list of upgrades, this home delivers superb value and is ready for you to move in and enjoy. The garage is fully insulated, painted, and includes additional storage space above.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259579    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,844       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 66 Cougar Ridge Circle Sw |
| Subdivision | Cougar Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 5C8                   |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home            |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Humidifier, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, ENERGY STAR Qualified Equipment                                                 |
| Cooling           | Central Air, Other                                                                          |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Brick Facing, Family Room, Gas                                                              |
| Has Basement      | Yes                                                                                         |
| Basement          | Full                                                                                        |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Other                                                |
| Lot Description   | Garden, Landscaped, Lawn, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle                                      |
| Construction      | Other                                                |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 52                   |
| Zoning         | R-1                  |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand 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.