



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

68 Cougartown Close SW
Calgary, Alberta

MLS # A2216423



\$849,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Front Drive, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Level, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: 120 inch theatre screen and 4K 3D projector

Located on a peaceful cul-de-sac just steps from scenic parks and pathways, this beautifully maintained 2,138 sq ft home offers a thoughtful blend of modern upgrades, smart design, and warm community living—perfect for growing families or entertainers at heart. Step into a bright and functional main level showcasing brand new LVT flooring, central air conditioning, and Hunter Douglas blinds—including automated blinds on the main floor. A dedicated front office with an interior pass-through to the living room offers a quiet space for remote work or homework, while the open-concept living area features a cozy gas fireplace and flows effortlessly into the kitchen and dining space. The kitchen is equipped for both style and function, featuring a new dual-range oven, new dishwasher, and direct access to a raised deck—perfect for morning coffee or summer BBQs. Step down to the ground-level patio to unwind in the beautifully landscaped backyard, complete with raised garden beds for your herbs, flowers, or vegetables. Upstairs, a spacious bonus room with a second fireplace serves as the perfect family lounge or play area. The primary suite offers a true retreat with a walk-in closet, jetted soaker tub, and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement is where the fun continues—featuring a theatre room with 120-inch screen, 4K 3D projector, and built-in bar, it's an entertainer's dream. A large rec room offers space for games or lounging, with central vacuum and ample storage for convenience. Additional highlights include a new water heater, oversized garage, and a quiet, family-friendly cul-de-sac just minutes from Calgary's west edge. Enjoy a 15-minute commute to downtown, and quick access to Paskapoo Slopes, ridge trails, playgrounds,

green spaces, and top-rated public and private schools, as well as Winsport for year-round recreation. This move-in ready home offers not just space, but a lifestyle—where comfort, connection, and community meet.