



GRASSROOTS
REALTY GROUP

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

206 Cougarstone Circle SW
Calgary, Alberta

MLS # A2281500



\$749,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, Mar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Crown Molding, Jetted Tub, Kitchen Island, Laminate Counters, See Remarks, Soaking Tub, Vinyl Windows		
Inclusions:	Garden Shed		

OPEN HOUSE: Sunday January 24th (1-4pm). Welcome to 206 Cougarstone Circle SW, a lovingly cared-for three-bedroom family home nestled on a sunny south-facing pie lot that's approximately 30% larger than the average lot in Cougar Ridge. Proudly maintained by the original owner, this home reflects years of thoughtful care, recent upgrades, and pride of ownership throughout. Inside, you'll find a bright and functional layout designed for everyday family living. Enjoy the real hardwood flooring throughout the majority of the main level and hallways upstairs. Improvements add peace of mind, including R50 attic insulation, roof shingles replaced within the last four years, and a central air-conditioning system installed within the past five years—perfect for keeping everyone comfortable year-round. The backyard is where this home truly shines. With no neighbours behind, a south-facing orientation, and plenty of space for kids to play, gardening, or family gatherings, it's an ideal setting for creating lasting memories. Select views toward the mountains add an extra layer of charm to this already special outdoor space. Located on a quiet, family-friendly street close to schools, parks, pathways, shopping, and transit, this home offers the perfect balance of community, comfort, and convenience in one of Calgary's most sought-after west-side neighbourhoods. A wonderful opportunity for families looking for space, sunshine, privacy, and a home that's been genuinely cared for.