



**150 Cougartown Circle SW  
Calgary, Alberta**

**MLS # A2291113**



**\$599,900**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Wet Bar		

**Inclusions:** Projector, speakers & screen.

OPEN HOUSE SUNDAY, MARCH 8TH FROM 11 AM - 1 PM. Located in the desirable community of Cougar Ridge, this charming villa bungalow offers nearly 1,900 sq ft of beautifully developed living space and an ideal low maintenance lifestyle. The open main level features hardwood floors, high ceilings, and a welcoming living room anchored by a corner fireplace. The updated kitchen includes an island with eating bar, generous cabinetry, and a bright, casual dining area—perfect for everyday living. At the front of the home, the spacious foyer doubles as a comfortable den or home office, offering a quiet place to work. The main level also hosts the primary bedroom with ample closet space and direct access to a 3 piece bath. The fully developed lower level is designed for relaxation and entertaining, featuring a huge recreation/family room complete with a projector, large screen, speakers, and a wet bar—an ideal setup for movie nights or game day. Two additional bedrooms and a 4 piece bath provide excellent space for guests or hobbies. Additional highlights include central air conditioning, a large private backyard with patio, and the convenience of a single attached garage. This prime location offers quick access to COP, Paskapoo Slopes walking and biking trails, Cougarstone Park, plus nearby schools, shopping, and public transit, with effortless connectivity to Old Banff Coach Road and Stoney Trail.