



**96 COUGARTOWN Close SW  
Calgary, Alberta**

**MLS # A2293206**



**\$875,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Cougar Ridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,985 sq.ft.   | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Ba |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl  | <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   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** Treadmill

Located on a quiet close in the desirable community of Cougar Ridge, this property presents a rare opportunity to secure a home on a premium greenspace lot with no neighbours behind, backing directly onto open green space with unobstructed views toward Canada Olympic Park and downtown Calgary. Opportunities like this are exceptionally rare, with nearly a decade since one of these coveted greenspace lots has come to market. The home offers 1,985 sq. ft. above grade with a functional two-storey layout and a fully developed basement. The main floor features multiple living spaces including a front living room or office, a spacious family room with fireplace and soaring vaulted ceiling, a central kitchen with pantry, dining area overlooking the backyard, main floor laundry, and a convenient powder room. The layout provides a strong foundation for those looking to renovate and customize the home to their own style and needs. Upstairs you’ll find three bedrooms plus a large loft-style bonus space, including a generous primary bedroom with walk-in closet and ensuite, along with a second full bathroom serving the additional bedrooms. The open loft area offers flexibility for a home office, media space, or potential fourth bedroom conversion depending on your vision. The developed basement adds additional living space with a large recreation room, an additional bedroom, and a full bathroom, offering plenty of room for guests, hobbies, or future redevelopment. The combination of location, lot orientation, and panoramic views makes this an exceptional chance for buyers, renovators, or investors to unlock significant potential in one of Calgary’s most sought-after westside communities. With an attached double garage, quiet street setting, and direct access to surrounding pathways and green space, this is a property where the

true value lies in the rare lot, the views, and the long-term upside.