



**162 Cougartown Circle SW  
Calgary, Alberta**

**MLS # A2294214**



**\$649,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<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>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Wet Bar, Wood Counters		

**Inclusions:** Shed in backyard

Welcome to this beautifully maintained semi-detached home in the heart of Cougar Ridge, perfectly positioned on a desirable corner lot. With 3 bedrooms and 3.5 bathrooms, this home offers a thoughtful layout that works just as well for growing families as it does for downsizers or first-time buyers. The main floor features an open-concept kitchen and living space designed for everyday living and easy entertaining, anchored by a cozy gas fireplace that makes the whole space feel warm and inviting. Upstairs, you'll find three well-sized bedrooms, including a primary suite with a walk-in closet and ensuite. Plus, you'll love the added convenience of a Jack-and-Jill bathroom connecting the secondary bedrooms—ideal for kids or guests. The fully developed basement adds even more flexibility, complete with a spacious rec room, wet bar, and a versatile flex area that can easily function as a fourth bedroom, home office, or gym. Step outside to a huge, landscaped backyard with freshly installed lighting—rare for this style of home—offering plenty of room to relax, play, or host summer get-togethers. A single attached garage adds everyday convenience, and the location can't be beat—just minutes to the shops, restaurants, and amenities of West Springs. A fantastic opportunity to get into one of Calgary's most sought-after westside communities.