

# \$900,000 - 196 Cougartown Close, Calgary

MLS® #A2209690

**\$900,000**

4 Bedroom, 4.00 Bathroom, 1,950 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Price Reduced. Amazing opportunity to own a recently renovated family home that backs onto a green space in prestigious Cougar Ridge. Renovations include; new flooring throughout, upgraded bathrooms, upgraded mudroom, and new Washer/Dryer. The kitchen cabinets have been repainted and new hardware has been installed. The main level has an open floor plan with 9' knockdown ceiling, maple kitchen cabinets, quartz counter tops, and stainless steel appliances. The upstairs features a large bonus room with vaulted ceiling. The master bedroom features a gorgeous 5 piece ensuite. The cozy basement has an office, 4th bedroom, and large rec room. This home is a must see and won't last long, book a viewing today.

Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209690    |
| Price          | \$900,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,950       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 196 Cougartown Close |
| Subdivision | Cougar Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H0B1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Quartz Counters                                                                          |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                               |
| Cooling           | Central Air                                                                                              |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Electric                                                                                                 |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | None                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                           |
| Construction      | Stone, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 22              |

Zoning R-1

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.