



**162 Cougartown Circle SW
Calgary, Alberta**

MLS # A2294214



\$649,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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.