



**266 Cougarstone Circle SW
Calgary, Alberta**

MLS # A2304824



\$715,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Walk-In Closet(s)		
Inclusions:	Outdoor Gazebo		

Make Your Mark in Cougar Ridge! Ideally located in one of Calgary's most sought-after west-side communities, this beautifully maintained family home sits on an oversized pie-shaped lot with southern exposure (don't worry this house has AC), offering exceptional outdoor space and versatility. Step inside to a bright and functional layout designed for everyday living and effortless entertaining, with expansive windows that fill the home with natural light. The open-concept main floor features a welcoming living area, spacious dining, and a well-appointed kitchen with ample cabinetry and prep space at its heart. Upstairs, you'll find 3 generous bedrooms including a comfortable primary retreat with a 4 piece ensuite and walk-in closet, the entire upper floor has laminate hardwood flooring and ceramic tiles in the bathrooms, while the lower level provides additional flexibility for a recreation room, home office, or fitness space. The lower level was designed to have the option to add a 4th bedroom by installing one wall. Outside, the expansive backyard is a true highlight—perfect for kids, pets, summer gatherings, or simply enjoying the added space and privacy that comes with this unique lot. Just steps from parks, pathways, and top-rated schools, and minutes to West District, Aspen Landing, West Springs amenities, and convenient access to downtown and the mountains, this is an exceptional opportunity to settle into Cougar Ridge and enjoy the best of west Calgary living.