



GRASSROOTS
REALTY GROUP

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66 Cougarstone Close SW
Calgary, Alberta

MLS # A2348223

\$725,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,881 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Chimney Hood Fan, Light Fixtures

200 AMP SERVICE | 9 FT CEILINGS | FACING GREEN SPACE & PLAYGROUND | PRIVATE TREED BACKYARD | FRESHLY PAINTED | BRAND NEW CARPET | BRAND NEW GARAGE DOOR. Set in one of Calgary's most desirable west-side communities, this Cougar Ridge home offers the location, setting and updates that continue to attract buyers to the established and affluent west side of Calgary. The home faces a green space and playground framed by mature trees, while the backyard offers a completely different feel with established landscaping and plenty of privacy. An irrigation system keeps the outdoor spaces easy to maintain, creating a backyard that feels peaceful and tucked away while still offering convenient access to downtown and some of the west side's best amenities. Inside, 9 ft ceilings add to the sense of space, while a full interior repaint and brand new carpet completed in 2026 give the home a fresh, move-in-ready feel. The layout is practical and comfortable for everyday living, with generous spaces to entertain, relax and work from home. One of the most unique and valuable upgrades is the 200 AMP electrical service and a heated garage. This is a significant and expensive upgrade and an ideal setup for anyone needing additional electrical capacity for workshop equipment, tools, automotive projects, an EV charger, hot tub or future electrical needs. For a buyer who spends time in the garage, works on vehicles or wants a serious home workshop, this is a feature that is genuinely difficult to find. The exterior has also seen numerous updates, including a brand new garage door, helping take care of some of the larger ownership items buyers often have to budget for. The location is a major part of what makes Cougar Ridge so desirable. Parks, playgrounds and pathways are woven

throughout the area, with West Ridge School and Calgary Waldorf School nearby. West Springs and Aspen Landing put restaurants, shopping and everyday amenities within easy reach, while WinSport is just minutes away. Nearby Stoney Trail makes getting around Calgary easier than ever and provides quick access west toward the mountains, while downtown remains within easy reach. This is the kind of west Calgary home buyers wait years for — and when one finally comes up, it may be an opportunity you don't want to pass on.