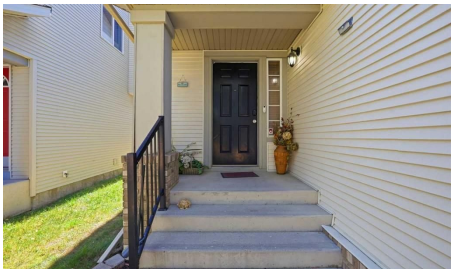
84 Cougar Ridge Circle SW

Calgary | Active | MLS® A2355680

$738,888









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2003**	**1,888.3 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to this beautifully updated 4-bedroom, BONUS ROOM, 3.5-bathroom family home in the desirable community of Cougar Ridge, ideally situated steps from a playground and within walking distance to the Calgary French & International School! Thoughtfully renovated with stylish countertops, trendy paint, updated flooring, This move-in-ready residence offers the perfect blend of modern style and functional family living. The bright, open-concept main floor features a spacious kitchen with stainless steel appliances that overlooks the dining area, perfect for daily routines and entertaining. A main-floor flex space/den provides an ideal setup for a home office or playroom. Upstairs, enjoy three generous bedrooms-including a primary suite with a full ensuite-plus an inviting upper bonus room with a cozy gas fireplace for family movie nights. The professionally finished basement adds a 4th bedroom, full bathroom, and flexible rec room. Complete with a private south-facing backyard, deck, and an attached double garage, this home offers comfort, convenience, and location in one complete package!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355680
Bedrooms	4
Bathrooms	4
Year Built	2003
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,888.3 sq. ft.
Main Level Finished Area:	846.06 sq. ft.
Upper Level Finished Area:	1,042.25 sq. ft.

Below Grade Finished Area:	776.96 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,445 sq. ft.
Lot Frontage:	36'1"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2003 (Age: 23)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0313216
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$121.00
City Quadrant:	Southwest
Community:	Cougar Ridge (Calgary)
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 11'2" × 11'1" ·
Main Floor	Kitchen · 16'6" × 11'5" ·
Main Floor	Living Room · 14'2" × 14'1" ·
Main Floor	Foyer · 9'1" × 4'10" ·
Main Floor	Laundry · 10'2" × 5'2" ·
Main Floor	Storage · 8'2" × 4' ·
Upper Level	Bedroom · 10'2" × 10'1" ·
Upper Level	Bedroom · 10'2" × 10'1" ·
Upper Level	Family Room · 19'1" × 12'1" ·
Upper Level	Bedroom - Primary · 14'9" × 14'2" ·

Upper Level	Walk-In Closet · 8'2" × 5'8" ·
Basement	Bedroom · 13'10" × 9'6" ·
Basement	Game Room · 23'11" × 17'7" ·
Basement	Furnace/Utility Room · 10'11" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	No Smoking Home, See Remarks
Exterior Features:	Dock, Garden
Patio And Porch Features:	Deck
Lot Features:	Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/84-cougar-ridge-circle-sw-calgary-a2355680/

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