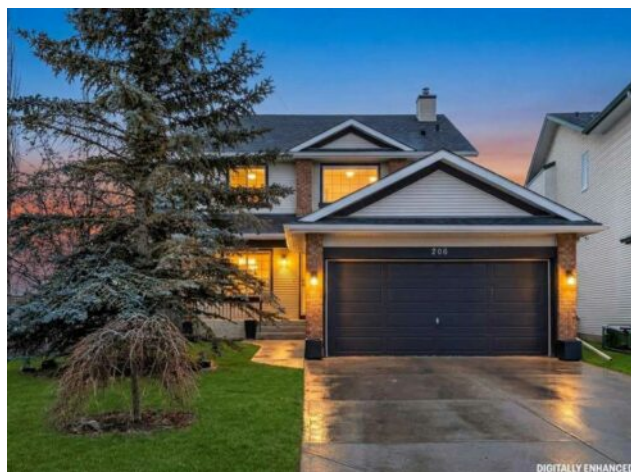


**206 Cougarstone Circle SW
Calgary, Alberta**

MLS # A2281500



\$749,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Cougar Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,636 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, Mar | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Chandelier, Crown Molding, Jetted Tub, Kitchen Island, Laminate Counters, See Remarks, Soaking Tub, Vinyl Windows | | |
| Inclusions: | Garden Shed | | |

OPEN HOUSE: Sunday January 24th (1-4pm). Welcome to 206 Cougarstone Circle SW, a lovingly cared-for three-bedroom family home nestled on a sunny south-facing pie lot that's approximately 30% larger than the average lot in Cougar Ridge. Proudly maintained by the original owner, this home reflects years of thoughtful care, recent upgrades, and pride of ownership throughout. Inside, you'll find a bright and functional layout designed for everyday family living. Enjoy the real hardwood flooring throughout the majority of the main level and hallways upstairs. Improvements add peace of mind, including R50 attic insulation, roof shingles replaced within the last four years, and a central air-conditioning system installed within the past five years—perfect for keeping everyone comfortable year-round. The backyard is where this home truly shines. With no neighbours behind, a south-facing orientation, and plenty of space for kids to play, gardening, or family gatherings, it's an ideal setting for creating lasting memories. Select views toward the mountains add an extra layer of charm to this already special outdoor space. Located on a quiet, family-friendly street close to schools, parks, pathways, shopping, and transit, this home offers the perfect balance of community, comfort, and convenience in one of Calgary's most sought-after west-side neighbourhoods. A wonderful opportunity for families looking for space, sunshine, privacy, and a home that's been genuinely cared for.