# \$700,000 - 48 Cougarstone Square Sw, Calgary

MLS® #A2218301

## \$700,000

3 Bedroom, 3.00 Bathroom, 1,506 sqft Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 48 Cougarstone Square SW, a beautifully updated family home on a desirable pie lot in sought-after Cougar Ridge! This residence blends modern elegance with practical family living.

Step into a bright entryway. The open-concept main floor features beautiful luxury vinyl plank flooring. The inviting living room, with a cozy gas fireplace, is perfect for relaxing. The spacious dining area hosts gatherings and offers direct access to the expansive deck – ideal for summer BBQs on your generously sized lot. The well-appointed kitchen features gleaming granite countertops, stainless steel appliances, a large central island, pantry, and dedicated coffee station. A stylishly updated powder room and main floor laundry with sink & storage (near garage access) complete this level.

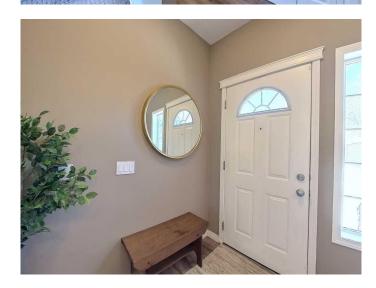
Upstairs, the serene primary suite is a true retreat. It boasts a generous walk-in closet and a show-stopping, fully renovated ensuite: oversized tiled shower, modern glass enclosure, sleek black fixtures, and built-in bench. Two additional well-sized bedrooms and another beautifully updated full bathroom offer flexibility.

The fully finished basement expands living space. This versatile area, currently a gym and delightful playroom, offers endless possibilities – media room, guest space – with bright windows.

Outdoor living is a delight on the large maintenance free deck overlooking a private,







fenced yard, enhanced by the pie-shaped lot offering extra space. The oversized attached garage provides incredible built-in storage. Living in Cougar Ridge offers an exceptional lifestyle:

Shopping & Dining: Near Aspen Landing and West 85th, with boutique shops, diverse restaurants (Mercato, Vin Room), grocery stores, and services.

Recreation: Steps from extensive pathway systems, playgrounds, Paskapoo Slopes, and Canada Olympic Park (WinSport) for year-round fun.

Schools: Highly regarded schools are nearby, including the popular Wildwood Elementary School, St. Joan of Arc (K-9) also Calgary French & International School.

Commuting: Excellent access to Stoney
Trail/Trans-Canada. Downtown approx. 20-25
mins by car; 69th St LRT is a short drive/bus.
This stunning, move-in ready home combines
contemporary updates with family living on a
fantastic lot. A must-see!

Built in 2003

#### **Essential Information**

MLS® # A2218301 Price \$700,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,506 Acres 0.10

Year Built 2003

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 48 Cougarstone Square Sw

Subdivision Cougar Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5J3

### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached, Garage Faces Front, Heated Garage,

Insulated

# of Garages 2

#### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, Open Floorplan

Appliances Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Landscaped, Lawn, Level, Pie Shaped Lot, Treed

Roof Asphalt Shingle

Construction Brick, Vinyl Siding Foundation Poured Concrete

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 12
Zoning R-G
HOA Fees 119
HOA Fees Freq. ANN

## **Listing Details**

Listing Office 2% Realty

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