



GRASSROOTS
REALTY GROUP

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48 Cougarstone Square SW
Calgary, Alberta

MLS # A2218301

\$700,000



Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Level, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

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!