



GRASSROOTS
REALTY GROUP

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35 Cougarstone Landing SW
Calgary, Alberta

MLS # A2232732



\$810,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Cougarstone Landing SW – an ideal family home offering over 2,100 sq ft above grade and nestled on a quiet street in the desirable community of Cougar Ridge! This two-storey residence features four generously sized bedrooms, 2.5 bathrooms, and a spacious unfinished basement with over 1,000 sq ft of potential for future development. Step inside to a bright and welcoming foyer (7'1" x 9'11") that flows into the formal living room (11'10" x 16') and dining room (10'11" x 10'11"), perfect for entertaining. The main floor office (12'2" x 9'11") offers a quiet workspace or homework zone. At the heart of the home, you'll find a beautifully laid-out kitchen (14'10" x 13'11") with a central island and walk-through pantry, seamlessly connecting to the spacious family room (14'2" x 17'10") – a welcoming space for gathering and everyday living. Upstairs, the primary suite (15'1" x 13'9") is a true retreat with a walk-in closet (5'2" x 9'10") and a private 4-piece ensuite (8'1" x 11'11"). Three additional bedrooms – each generously sized – share a full bathroom and offer room for children, guests, or hobbies. The unfinished basement (28'1" x 46'7") provides over 1,000 sq ft of customizable space to suit your future needs. Set on a pie-shaped lot, the backyard is ideal for play, relaxation, and outdoor entertaining. With 2,118 sq ft of interior above-grade living space, this home combines functionality and comfort in a fantastic location. Close to top-rated schools, walking paths, parks, Winsport, and with easy access to downtown or the mountains, this is a rare opportunity to own a move-in-ready home in one of Calgary's most sought-after westside communities. Book your showing today!