



**GRASSROOTS**  
REALTY GROUP

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**115 Cougarstone Court SW**  
**Calgary, Alberta**

**MLS # A2235777**



**\$839,900**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cougar Ridge                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 2,107 sq.ft.                                                  | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                        |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, No Neighbours Behind |               |                   |

|                    |                                                                                                                                                                              |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                                                                                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Other                                                                                                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage |                   |     |
| <b>Inclusions:</b> | None                                                                                                                                                                         |                   |     |

A perfect blend of privacy, space, and comfort awaits in this beautifully maintained front double attached garage home in the heart of Cougar Ridge. Situated on a quiet street and backing directly onto South-West scenic green space with no neighbours behind, this property offers over 2,500 SQFT. of well-designed living space across three developed levels. The main floor features a bright, open layout with a vaulted-ceiling living room that fills with natural light from large southwest-facing windows. The spacious kitchen is equipped with stainless steel appliances including a premium MIELE gas stove with MIELE Combi-Steam Oven, granite countertops, a central island, an ultraquiet MIELE Dishwasher and a walk-in corner pantry. A welcoming dining area opens to the sunny south-facing backyard with a composite deck and peaceful green space views. A spacious main floor den or flex room provides an ideal space for a home office, quiet retreat or a formal dining room. This level is complete with a convenient half bathroom and a separate laundry room equipped with quality washer and dryer. Upstairs, the layout is thoughtfully designed with the huge bonus room on one side, perfect for a second living area or media space. On the other side, three spacious bedrooms are complemented by two full bathrooms, including the primary bedroom retreat featuring a walk-in closet and a 4-piece ensuite with a separate shower and relaxing Jacuzzi tub. The developed basement expands the living space with a large recreation area, fourth bedroom, full bathroom, and ample storage. Additional features include electric-controlled blinds on major windows, a Kinetico water softener system, a south-facing backyard with no rear neighbours and direct access to walking paths, and a double attached garage with work bench and plenty of storage cabinets. Conveniently located

close to schools, parks, shopping, restaurants, and all major amenities, with easy access to Stoney Trail for a quick commute to anywhere in the city and weekend getaway to Rocky Mountains. This home combines peaceful surroundings, practical design, and an unbeatable location—perfect for families looking to settle in one of Calgary’s most desirable west-end communities.