



GRASSROOTS
REALTY GROUP

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110 Cougarstone Circle SW
Calgary, Alberta

MLS # A2250671



\$762,500

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows

Inclusions: tv wall mount, projector, storage shed

Welcome to this warm and inviting family home, featuring an airy open-to-below living room that fills the space with natural light. The main level boasts rich acacia hardwood floors in the living, dining, and kitchen areas, complemented by new hardwood flooring upstairs. The kitchen has been upgraded with quartz countertops and stylish backsplash. Both, the main floor and ensuite bathrooms have been recently renovated for a fresh, contemporary feel. Other updates include a new garage roof (2021) and a hot water tank that has been installed just two years ago. The developed basement offers incredible flexibility with two versatile rooms—perfect for a family room, home office, gym, or extra bedrooms. The low-maintenance backyard is very private as it backs up to the neighbors' pie lot. This home is part of a community with an annual HOA fee of just \$121, covering private road maintenance and enhanced snow removal services in addition to City of Calgary care. The house is located just steps from the Calgary Waldorf School and a short drive to the Calgary French & International School, Winsport, grocery shopping, and the scenic trails of Paskapoo Slopes.