



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4 Cougarstone Common SW Calgary, Alberta

MLS # A2254661



\$825,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,847 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Garden Shed, Basement-TV-Wall Mount, Window Blinds (main level & bonus room, ensuite, 1x Blackout Blind in master room, Curtain Rods in bedrooms, Outdoor Playset, 2x Flower Pot outdoor yard

Welcome to this immaculate, oversized corner property located in the vibrant and family-friendly community of Cougar Ridge SW. Situated on a quiet, low-traffic street with friendly neighbors, this well-loved home offers 2,570 sq.ft. of thoughtfully designed living space and is packed with modern upgrades and features that make it truly exceptional. Step inside to discover a bright and open layout, perfect for entertaining and everyday living. The spacious kitchen boasts granite countertops, rich maple cabinetry, a large island, and a convenient walkthrough pantry. The adjoining living and dining areas overlook the beautifully landscaped backyard, creating the perfect space for gatherings. Enjoy comfort year-round with central air conditioning and newly installed European-style Turn & Tilt triple-pane windows (2024), offering excellent energy efficiency and sound insulation. The upper level features a west-facing vaulted bonus room, three generously sized bedrooms, a large hallway linen closet, and a luxurious primary suite complete with a walk-in closet (custom built-ins added in 2022) and a renovated ensuite (2015) featuring a soaker tub, separate shower, and dual vanity with granite countertops. The fully finished basement adds even more functional living space, with a large recreation/media room, custom built-in cabinetry (2021), a wet bar, full bathroom, and a spacious fourth bedroom – perfect for guests or extended family. Additional highlights include:

- Beautiful landscaped and fully fenced backyard with concrete patio and wide side gate – ample space for an RV or trailer
- Heated double garage with epoxy floor and slat wall storage system (2023)
- Main floor laundry room with custom cabinetry (2021)
- Main floor bathroom updated with quartz counters, custom maple vanity, and modern basin
- Built-in speakers and pot

lights throughout main floor and basement • New roof, hot water tank, and humidifier (2022) • Fresh paint throughout main and upper levels • Pet-free, meticulously maintained home Located minutes from Winsport (C.O.P), the Paskapoo Trail system, top-rated schools, and upscale shopping/dining at West 85th, with quick access to Stoney and Bow Trail – this is the ideal home for families seeking style, space, and convenience. Don't miss your chance to own this beautiful, move-in ready home in one of Calgary's most desirable neighborhoods!