



GRASSROOTS
REALTY GROUP

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65 Cougarstone Circle SW
Calgary, Alberta

MLS # A2260267



\$785,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions:	None
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Openhouse Sat & Sunday Sep 13&14 1:00 - 4:00 p.m. Welcome to 65 Cougarstone Circle SW—a beautifully designed, renovated, and well-maintained two-story home with a south-facing backyard. Nestled in a quiet, secluded neighborhood in the heart of family-friendly Cougar Ridge, it's just minutes from Paskapoo Slopes and Canada Olympic Park, Closed to the Public and private school. it offers access to Bow Trail and Stonely Trail. Conveniently located to downtown, This lovely home features an open floor plan with over 1,900 square feet. The foyer leads to the second floor! The kitchen is spacious with abundant cabinetry, a walk-in pantry, and a large nook overlooking the mature backyard. The countertops were refinished in 2023. The main floor also features a great room with a built-in computer/workstation and a powder room! The laundry room is conveniently located on the second floor. The original spacious bonus room, featuring a fireplace, window seat, and large east-facing windows, was converted into a large bedroom in 2024, perfect for a large family. The spacious master bedroom, boasts a private balcony overlooking the tranquil backyard and two expansive windows. The ensuite bathroom features an oversized shower with two benches and two shower heads. A spacious walk-in closet provides ample dressing space. The east-facing second bedroom can be used as either a bedroom (with a walk-in closet) or a cozy study. The finished basement features a recreation/game room, a second fireplace, and a large bedroom with a walk-in closet and bathroom. The private, south-facing backyard boasts a well-maintained composite patio with aluminum railings, scalloped flower beds, and a towering Swedish poplar tree for privacy. All flooring is new, and the hot water tank was replaced in 2020. All windows are UV-protected, and all three levels

have soundproof walls. Even more striking is the garage, measuring 23'7" x 19'4", which has ample space for a workbench, refrigerator, and all sorts of handyman tools! This is an ideal family home. Schedule your private viewing today!