



GRASSROOTS
REALTY GROUP

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64 Cougarstone Square SW
Calgary, Alberta

MLS # A2262348



\$825,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,179 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Beautiful 4-Bedroom Home in the Sought-After Community of Cougar Ridge! Move-in-ready and fully finished, this upgraded home offers 4 bedrooms, 3.5 bathrooms, and central A/C, perfectly located on a quiet street with no rear neighbors for added privacy. The bright, open main floor features a welcoming living room with a cozy corner fireplace and a functional kitchen with plenty of cabinetry, great flow, and easy access to the backyard. Step through the patio doors to a large deck—ideal for BBQs and entertaining. Upstairs, the spacious primary suite includes a 5-piece ensuite with double sinks and a corner soaker tub. Two additional bedrooms, a sun-filled bonus room, and convenient upper-level laundry complete this level. The fully finished basement offers a fourth bedroom, full bathroom, and flexible space for a home gym or recreation area. Outside, the private backyard provides lots of room for kids and pets to play. Located minutes from top-rated schools, parks, shopping, restaurants, and major routes—this home combines comfort, style, and a fantastic location. New Paint 2025, Bathroom Renovations 2025