



GRASSROOTS
REALTY GROUP

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45 Cougarstone Place SW
Calgary, Alberta

MLS # A2270286

\$684,900



Division:	Cougar Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,505 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Freezer, Home theatre system: amp, projector, screen and speakers

Welcome to 45 Cougarstone Place SW—an impeccably maintained, south-facing walk-out villa tucked into a quiet cul-de-sac in desirable Cougar Ridge. This rare semi-detached home with no condo fees offers 2,200 sq. ft. of total living space on a large pie-shaped lot with mountain views, combining elegance, privacy, and modern convenience. From the moment you arrive, pride of ownership shines through. Charming curb appeal, updated exterior finishes, and beautifully landscaped grounds set the stage for the bright, thoughtfully designed interior. The main floor features an inviting open-concept layout with fresh designer paint, upgraded electrical fixtures, and abundant natural light. The spacious living and dining areas flow into a generous kitchen equipped with brand-new matching stainless-steel appliances, ample cabinetry, and a functional breakfast bar. Step onto your 268 sq. ft. south-facing deck—ideal for morning coffee, afternoon barbecues, or taking in Calgary’s spectacular Rocky Mountain sunsets. Upstairs, discover three well-sized bedrooms and two full bathrooms, including a serene primary suite with a walk-in closet and a beautifully appointed ensuite offering dual sinks, a corner jetted tub, and a separate glass shower. A convenient laundry closet with extra shelving completes the upper level. The fully finished walk-out basement extends your living space with 9-foot ceilings, large windows, and a cozy media room featuring a 110-inch retractable projection screen. A built-in wet bar and half bath make this the perfect entertainment hub or movie-night retreat. A versatile additional room provides options for an office, hobby space, or storage, complementing the shelving in the furnace room. Walk out to a 283 sq. ft. private patio and a fenced backyard surrounded by mature trees and backed by a sound wall for

exceptional privacy. Additional highlights include a new hot water tank, newer washer and dryer, extensive Cat5e and coaxial wiring to every room, and a double-attached insulated garage. The expansive pie-shaped lot offers space for gardening, pets, or play—an uncommon luxury in villa-style homes. Situated near top-rated schools and within walking distance to West District shops and amenities, WinSport/COP, Westside Recreation Centre, and with easy access to downtown or the mountains, this location truly has it all. Flexible possession available as early as December 22, 2025. Experience the best of Cougar Ridge living—modern upgrades, functional design, and the perfect blend of privacy and accessibility.