



GRASSROOTS
REALTY GROUP

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64 Cougarstone Square SW
Calgary, Alberta

MLS # A2272775



\$799,900

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

4 Bed | 3.5 Bath | Central A/C | No Rear Neighbours | Fully Finished Basement | New Paint & Bathroom Renovations (2025) Welcome to this beautifully upgraded, move-in-ready home located on a quiet street in the sought-after community of Cougar Ridge. Offering exceptional privacy with no rear neighbours, this property delivers comfort, style, and convenience in one impressive package. The bright, open main floor features a welcoming living room with a cozy corner fireplace and a well-appointed kitchen with ample cabinetry, excellent flow, and direct access to the backyard. Patio doors lead to a large deck—perfect for BBQs, entertaining, and enjoying the outdoors. The upper level includes a spacious primary suite complete with a 5-piece ensuite featuring double sinks and a relaxing corner soaker tub. Two additional bedrooms, a sun-filled bonus room, and convenient upper-level laundry complete this functional family layout. The fully finished basement offers even more space with a fourth bedroom, full bathroom, and a versatile flex area ideal for a home gym, playroom, or recreation space. Outside, the private backyard provides plenty of room for kids, pets, and outdoor activities. Located just minutes from top-rated schools, parks, shopping, dining, and major routes, this home offers exceptional value in one of the area's most desirable neighbourhoods. Simply move in and enjoy!