



**4 Cougarstone Square SW  
Calgary, Alberta**

**MLS # A2283347**



**\$850,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,134 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Side Entry		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	kitchen bar fridge, living room TV & mount, central vacuum & attachments, shed, basement bar fridge, basement projector & screen		

Proudly presenting one of the finest homes in Cougar Ridge, 4 Cougarstone Square. This former show home by the prestigious Morrison Homes is situated on a prime corner lot and offers over 2,900 square feet of beautifully developed living space. The bright open concept main floor is highlighted by soaring vaulted ceilings, hardwood flooring, and custom paint throughout. The kitchen is both elegant and functional, featuring a stainless steel Brigade refrigerator, Brigade five burner gas range, quartz countertops, a large centre island, white solid wood cabinetry, and a corner pantry. Thoughtfully designed for first time buyers, families, and downsizers alike, the main level offers a welcoming living room with gas fireplace, flexible spaces ideal for a home office or secondary dining room, and a spacious mudroom with built ins providing exceptional storage. Upstairs features an ideal family layout with a large bonus room showcasing vaulted ceilings, two generous bedrooms, and a spacious primary retreat complete with a generous walk in closet and tasteful ensuite. The fully developed basement is an entertainer's dream, featuring durable cork flooring, a wet bar, expansive built in entertainment wall, gas fireplace, projector, games area, and a full bathroom. This property boasts excellent storage throughout the floorplan, with even more practical storage located in the basement. Additional highlights include Hunter Douglas blinds throughout, air conditioning, freshly steamed carpets, built-in interior and exterior speakers, an upgraded furnace filtration system, radon mitigation installed in 2024, and a new privacy fence added in 2018. Cougar Ridge offers excellent education options with public school catchments including Cougar Ridge, West Springs, and the highly sought after Ernest Manning, along with respected Catholic and private alternatives nearby such as St. Joan of

Arc, The Waldorf, and Calgary French and International School. The location also provides easy access to Stoney Trail and the full range of shopping, dining, and everyday amenities in West District and the Aspen area. Book your private showing today or visit one of the open houses on Saturday February 7 or Sunday February 8 from 12:00 &ndash; 2:00 pm.