



**98 Cougarstone Close SW  
Calgary, Alberta**

**MLS # A2292774**



**\$798,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,013 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, In Garage Electric Vehicle Charging Station		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Recessed Lighting		

**Inclusions:** Solar Panels, EV Charger

\*\*\* OPEN HOUSE SATURDAY, APRIL 4TH, 12-3PM \*\*\* Welcome to this beautifully maintained family home in the highly sought-after community of Cougar Ridge, offering over 2,013 sqft of thoughtfully designed living space and an exceptional layout for modern family living. From the moment you step inside, you are greeted by a bright and inviting foyer with soaring ceilings, leading into an open-concept main floor featuring a spacious living room with a cozy gas fireplace, a generous dining area, and a well-appointed kitchen complete with granite countertops, a central island with breakfast bar, ample cabinetry, stainless steel appliances, tile backsplash, garburator, convenient corner pantry for added space and organization, and a 2pc guest bathroom. Thoughtful upgrades throughout the home includes freshly painted walls and baseboards, professional cleaning, and carpet cleaning; ensuring a truly move-in-ready experience. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat overlooking the backyard, complete with a large walk-in closet and a luxurious ensuite featuring a relaxing soaker tub and a separate shower. The two additional bedrooms are both well-proportioned and offer ample closet space, making them ideal for children, guests, or a home office, and they share a well-appointed 4-piece full bathroom designed for both comfort and convenience. The unfinished basement offers a blank canvas for future development. This home is loaded with additional features including central A/C, solar panels, an EV charger in the garage, a new water heater, updated appliances, central vacuum, water softener, two garage door openers, and window coverings, all within a meticulously maintained, no-smoking home. The landscaped, north-facing backyard with a large patio creates the perfect setting for

outdoor entertaining and relaxation, and the property is ideally located close to parks, pathways, top-rated schools, shopping, and major routes, making this an exceptional opportunity to live in one of Calgary's most desirable westside communities.