



**86 Cougarstone Court SW  
Calgary, Alberta**

**MLS # A2295836**



**\$815,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,968 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Covered, Double Garage Attached, D		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Standard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	Perimeter Wall	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** NONE.

Welcome to 86 Cougarstone Court SW &ndash; a beautifully updated, fully finished two-storey home by Morrison Homes, perfectly situated in the heart of family-friendly Cougar Ridge. This move-in ready gem offers both modern style and quality craftsmanship, featuring central air conditioning and a desirable south-facing orientation that bathes the interior in natural light. The main floor has been thoughtfully refreshed with brand-new Luxury Vinyl Plank (LVP) flooring, new trim, and updated light fixtures that complement the high ceilings and open-concept layout. At the heart of the home is the upgraded kitchen, showcasing granite countertops, a raised eating bar, a corner pantry, and abundant cabinetry finished with new hardware and a stylish backsplash. This space flows seamlessly into a generous dining area and a welcoming living room with a cozy fireplace, while a convenient laundry room and half bath complete the level. Upstairs, you&rsquo;ll find three spacious bedrooms, including a luxurious primary suite with a 4-piece ensuite featuring a soaker tub, a standing shower, and a walk-in closet, alongside a vaulted-ceiling bonus room perfect for family movie nights. The living space extends into the professionally finished basement (completed with permits in 2019), which offers a massive recreation room and a private fourth bedroom with its own ensuite&mdash;ideal for guests or extended family. Outside, the oversized double-attached garage provides ample storage, while the large rear deck and QUIET fully fenced, landscaped yard with mature trees offer a private outdoor oasis. Located close to top-rated schools, malls, and parks, this exceptional home is ready for its next chapter. Don&rsquo;t miss out&mdash;take the virtual tour and discover the charm of this exceptional home for yourself. Call today for your private viewing!