



**101 Cougarstone Manor SW  
Calgary, Alberta**

**MLS # A2302495**



**\$800,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,911 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Central, Electric, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

1910 sq ft above grade, original owner home on a corner lot in one of Calgary's most loved areas—the SW. This is the kind of home that's been quietly cared for over the years. Solid, well-built, and thoughtfully laid out so it just works for everyday life. The main floor is open and comfortable, with the kitchen, dining, and living spaces flowing together—easy for busy mornings, family dinners, or having people over without feeling crowded. Upstairs, you'll find the space you actually need. A primary suite that feels like a place to unwind, along with additional bedrooms that suit a growing family or home office setup. The basement is undeveloped and ready for whatever comes next—whether that's more room to live, play, or add long-term value. Being on a corner lot brings in extra light, a bit more yard, and a sense of space that's hard to find on interior lots. What truly sets this home apart is the location. You're about 20 minutes to downtown, just minutes to the Calgary Waldorf School, and right by Canada Olympic Park. Bike paths and walking trails lead straight up the hill—perfect for skiing in the winter and riding in the summer. It's a place where you can stay connected to the city, but still have room to breathe and move. Homes like this in Cougar Ridge don't come up often—especially ones that have been this well kept. If you've been looking for something that feels right the moment you walk in, this one is worth seeing.