



**41 Cougarstone Terrace SW
Calgary, Alberta**

MLS # A2141610



\$999,900

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|------------------|---|---------------|-------------------|
| Division: | Cougar Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,214 sq.ft. | Age: | 2003 (21 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Cul-De-Sac, Landscaped, Rectangular Lot | | |

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|--------------------|---------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Smoking Home | | |

Inclusions: TV Wall Mounts

Welcome to this stunning two-storey family home, boasting over 3100 total sq ft of thoughtfully designed living space, it is within walking distance to the Calgary Waldorf School, minutes to the Calgary French and International School and only 20 minutes to downtown. This modern-yet-classic home features 4 bedrooms, and three and a half baths, ideal for your family and guests. The main floor features engineered hardwood floors, 9' ceilings, a den, a laundry room and a 2-piece powder room. The heart of the home, the kitchen, is a chef's dream with a large island, North American quartz counter tops and stainless steel appliances, the walk-through pantry provides ample storage. The spacious living room, featuring a cozy gas fireplace, seamlessly flows into the kitchen and your sun-soaked dining area, which opens up to a low-maintenance deck. The fully fenced southwest backyard is a private oasis, lush and quiet. Upstairs, you'll find a beautiful bonus room with soaring ceilings, perfect for those family gatherings. Luxurious primary suite with a walk-in closet and 5-piece en suite. An additional 4-piece bath serves the remaining bedrooms. The fully finished lower level is designed for relaxation and entertainment, featuring a rec room with built-in speakers, an exercise area and a custom 3-piece bath. Stay comfortable with central air conditioning. Across the street a walkway that leads to a pond, playgrounds, bike paths and Winsport. This family-friendly home offers all the large living spaces required for modern living, with no expense spared in it' design and finish. It's the perfect place to create lasting memories.