



**46 Cougarstone Circle SW
Calgary, Alberta**

MLS # A2159472



\$749,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Shed, Alarm System		

****OPEN HOUSE cancelled - property conditionally sold**** Welcome to 46 Cougarstone Circle SW, a beautiful two-storey home in a great cul de sac. This charming family home with A/C features 3 spacious bedrooms and 3.5 bathrooms, offering plenty of space for both relaxation and entertaining. Upon entering, you'll be welcomed by a foyer laid with Italian marble flooring, an open-concept main floor with large windows that bathe the space in natural light. The heart of the home is the modern kitchen, complete with sleek granite countertops, stainless steel appliances, a large island, and ample cabinetry. Adjacent to the kitchen is a cozy dining area that opens to the backyard, perfect for summer barbecues or simply enjoying a quiet morning coffee outdoors. Upstairs, the primary bedroom serves as a peaceful retreat with a walk-in closet and a luxurious ensuite bathroom featuring a soaker jetted tub and a separate glass-enclosed shower. Two additional generously sized bedrooms and a full bathroom along with a vaulted bonus room, complete the upper level, making it an ideal layout for families. The fully finished basement expands the living space with a versatile rec room, home gym, or media area, and an additional full bathroom, perfect for guests or teenagers. Outside, the generous pie-shaped backyard and expansive tiered rear deck provides privacy and space for outdoor activities. The home is located on a quiet, family-friendly street and is just minutes away from parks, top-rated schools, and the convenient shopping and dining options at West Springs and Aspen Landing. The exterior has been freshly painted and a brand new washer/dryer are included. Whether you're commuting to downtown Calgary or escaping to the mountains for a weekend adventure, this home offers the best of both worlds. Don't miss your chance to own this wonderful property in one of

Calgary's most desirable neighborhoods.