



**135 Cougarstone Square SW
Calgary, Alberta**

MLS # A2178386



\$859,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: na

This beautiful, newly renovated home in sought-after Cougar Ridge offers modern upgrades and a fantastic location close to the ring road for easy commuting. With 4 spacious bedrooms and 3.5 bathrooms, plus a fully finished basement, there's plenty of room for a growing family or hosting guests. Recent updates include new shingles (within the last three years), professionally painted, plush new carpet, luxury vinyl plank flooring, updated lighting, window coverings, low-flush toilets for eco-friendly living and freshly laid sod in the backyard. The highlight of the home is the large deck, ideal for entertaining or relaxing, overlooking a private, tree-lined walking path. The backyard's direct access to the path offers a serene natural backdrop and added privacy. Perfect for those looking for a move-in-ready property in a great neighborhood with amenities nearby.