



**159 Cougarstone Court SW
Calgary, Alberta**

MLS # A2184193



\$749,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: All shelves in home, 3 Mirrors in Bonus Room, Shed, AC Unit, Ring Doorbell

Nestled in the heart of Cougar Ridge, this charming family home offers an idyllic lifestyle. Enjoy the convenience of walking distance to the Calgary Waldorf School and a short commute to the Calgary French and International School, Paskapoo Slopes, and Winsport. Inside, an open-concept main floor seamlessly connects the spacious kitchen to the sun-drenched living and dining areas. A convenient main floor laundry and mud room add extra functionality to the space, providing easy access from the attached double garage which offers plenty of room for vehicles and additional storage needs. Step outside to a sprawling Northwest-facing backyard, perfect for entertaining guests and enjoying countless gatherings of all sizes. Upstairs, discover a generous bonus room with vaulted ceilings, two spacious bedrooms for the kids, and a luxurious primary suite complete with a 5-piece ensuite and a walk-in closet. The unspoiled basement awaits your personal touch, offering a blank canvas for a home theater, recreation room, or additional living space. Recent updates include fresh paint, air conditioning, a newer roof, and a convenient gas line for your BBQ. Don't miss this incredible opportunity to make this beautiful home your own!