



**GRASSROOTS**  
REALTY GROUP

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**86 Cougarstone Court SW**  
**Calgary, Alberta**

**MLS # A2207883**



**\$829,999**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,971 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** Garage Control

Openhouse Sat May 17th, Noon - 4 p.m. & Sun May 18th, 1 - 3:30 p.m. Welcome to 86 Cougarstone Court SW – a beautifully designed, fully finished two-storey home with central air conditioning, perfectly situated in the heart of family-friendly Cougar Ridge. Built by Morrison Homes, this move-in ready gem offers both style and quality craftsmanship—creating an ideal setting to make lasting memories. Finished in a modern neutral grey palette with crisp white trim and gleaming hardwood floors, the home is bathed in natural light thanks to its desirable south-facing orientation. An oversized double-attached garage offers ample storage and everyday convenience. Step inside to a thoughtfully designed main floor featuring high ceilings and an open-concept layout. The elegant kitchen showcases granite countertops, a raised eating bar, a corner pantry, and abundant cabinetry and a stylish backsplash. The generous dining area flows seamlessly into a bright and welcoming living room with large windows and a cozy fireplace—perfect for relaxing or entertaining, and a convenient main-floor laundry room and a half bath complete this level. Upstairs, you’ll find three spacious bedrooms, including a luxurious primary suite with a 4-piece ensuite featuring a Soaker tub, a standing shower, and a walk-in closet. A vaulted-ceiling bonus room adds the perfect spot for family movie nights or casual lounging. The fully finished basement offers even more living space with a massive recreation room and a private fourth bedroom with ensuite, ideal for guests or extended family. Outside, enjoy sunny days on the large rear deck, while children play safely in the fully fenced and landscaped yard—complete with mature trees for privacy and a detached storage shed. Located close to top-rated schools, Malls, parks, and amenities, this home is nestled in one of

Calgary&rsquo;s most sought-after communities. Don&rsquo;t miss out&mdash;take the virtual tour and discover the charm of this exceptional home for yourself. It&rsquo;s filled with character and ready for its next chapter&mdash;all it needs is you! Call today for your private viewing!