

# \$700,000 - 48 Cougarstone Square Sw, Calgary

MLS® #A2218301

## \$700,000

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

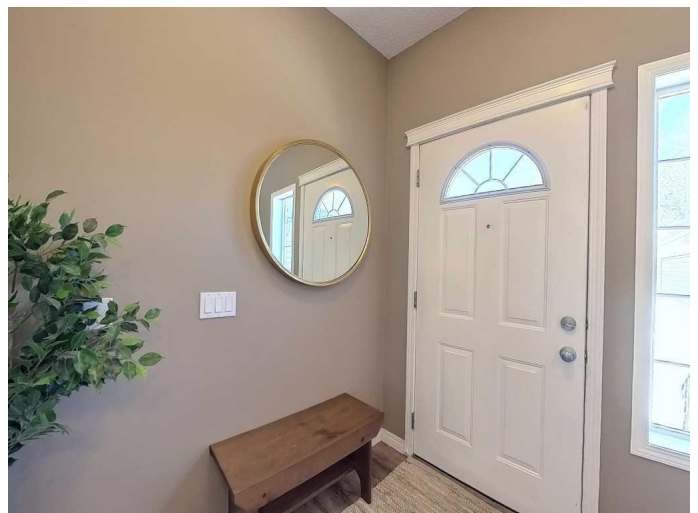
Welcome to 48 Cougarstone Square SW, a beautifully updated family home on a desirable pie lot in sought-after Cougar Ridge! This residence blends modern elegance with practical family living.

Step into a bright entryway. The open-concept main floor features beautiful luxury vinyl plank flooring. The inviting living room, with a cozy gas fireplace, is perfect for relaxing. The spacious dining area hosts gatherings and offers direct access to the expansive deck – ideal for summer BBQs on your generously sized lot. The well-appointed kitchen features gleaming granite countertops, stainless steel appliances, a large central island, pantry, and dedicated coffee station. A stylishly updated powder room and main floor laundry with sink & storage (near garage access) complete this level.

Upstairs, the serene primary suite is a true retreat. It boasts a generous walk-in closet and a show-stopping, fully renovated ensuite: oversized tiled shower, modern glass enclosure, sleek black fixtures, and built-in bench. Two additional well-sized bedrooms and another beautifully updated full bathroom offer flexibility.

The fully finished basement expands living space. This versatile area, currently a gym and delightful playroom, offers endless possibilities – media room, guest space – with bright windows.

Outdoor living is a delight on the large maintenance free deck overlooking a private,



fenced yard, enhanced by the pie-shaped lot offering extra space. The oversized attached garage provides incredible built-in storage. Living in Cougar Ridge offers an exceptional lifestyle:

Shopping & Dining: Near Aspen Landing and West 85th, with boutique shops, diverse restaurants (Mercato, Vin Room), grocery stores, and services.

Recreation: Steps from extensive pathway systems, playgrounds, Paskapoo Slopes, and Canada Olympic Park (WinSport) for year-round fun.

Schools: Highly regarded schools are nearby, including the popular Wildwood Elementary School, St. Joan of Arc (K-9) also Calgary French & International School.

Commuting: Excellent access to Stoney Trail/Trans-Canada. Downtown approx. 20-25 mins by car; 69th St LRT is a short drive/bus. This stunning, move-in ready home combines contemporary updates with family living on a fantastic lot. A must-see!

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218301    |
| Price          | \$700,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,506       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 48 Cougarstone Square Sw |
| Subdivision | Cougar Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 5J3                  |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Other  |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Garage Faces Front, Heated Garage, Insulated |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan                       |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Tile  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, City Lot, Landscaped, Lawn, Treed, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Vinyl Siding   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 40            |
| Zoning         | R-G           |
| HOA Fees       | 119           |
| HOA Fees Freq. | ANN           |

**Listing Details**

Listing Office                      2% Realty

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