

# \$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

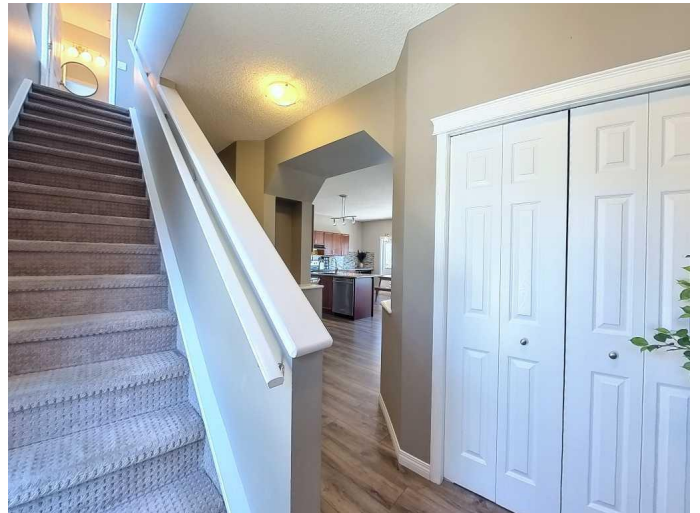
Welcome to 48 Cougarstone Square SW, a beautifully updated family home on a desirable pie lot in sought-after Cougar Ridge! This residence blends modern elegance with practical family living.

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	38
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      2% Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.