

# \$800,000 - 31 Cougarstone Park Sw, Calgary

MLS® #A2238997

**\$800,000**

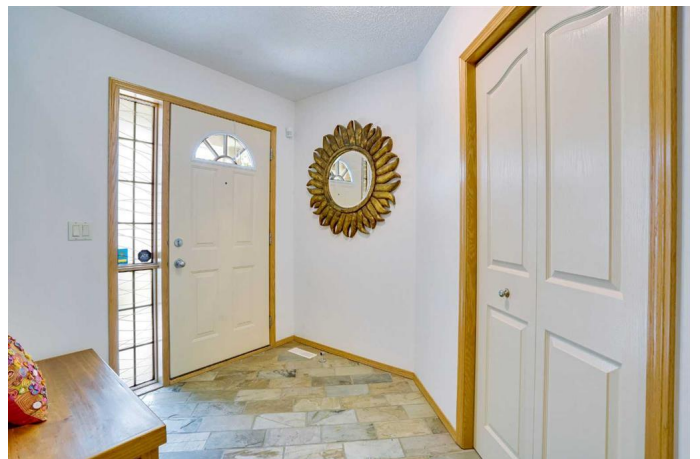
4 Bedroom, 3.00 Bathroom, 1,892 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Ever dream of living in an amazing community, backing onto an esteemed school, with shopping and fun (COP, parks) all around you, and have a REALLY great home? Welcome HOME. The heart of the home, the kitchen, is the star of the main level, with it's spacious central island, which allows for guests to easily gather around, upgraded quartz countertop, stylish full height backsplash, and a corner pantry. The party gets of flow into the adjacent family/great room, with both room benefitting from in-ceiling speaker system and REAL hardwood floors; or let the party continue outside, to the large patio and fully landscaped lot, complete with mature trees, backing to the park/school behind. Upstairs you'll find the generous bonus room, with cozy n. gas fireplace, 2 kid bedrooms, full bath, and the master retreat with jetted soaker tub and separate shower. The lower level offers a THIRD family gathering area with it's large rec room. The 4th bedroom, ideal for a teen, is also here. Living in Cougar Ridge is a dream, with Stoney under a mile, Canada Olympic Park on your doorstep for winter fun, and the ultimate summer get-a-way, Banff, is a mere 56 minutes. The renowned Waldorf School is directly behind. Great shopping is just down the hill. Great home, in a fantastic area. What more could you hope for? Call today for your private viewing.

Built in 2002



## Essential Information

MLS® #	A2238997
Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,892
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	31 Cougarstone Park Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z9

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Humidifier, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Experts Plus Realty
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