

\$638,000 - 157 Cougarstone Place Sw, Calgary

MLS® #A2116687

\$638,000

2 Bedroom, 3.00 Bathroom, 1,548 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Discover your dream home in the sought-after community of Cougar Ridge. This exquisite duplex boasts 2 bedrooms and 2.5 bathrooms across a beautifully designed layout, perfect for modern living. The home welcomes you with a spacious, light-filled foyer that leads into an open-concept living space, combining elegance and comfort. The living room, with its cozy gas fireplace, seamlessly flows into a kitchen designed for entertainment, featuring ample counter space, a central island, and a convenient pantry. Adjacent to the kitchen, the dining area opens up to a magnificent 4-season covered pergola. This outdoor haven is equipped with a fire pit and BBQ hook-up, making it an ideal spot for year-round entertainment against the backdrop of a massive, west-facing backyard complete with stone fireplace. The main floor is thoughtfully designed with a practical mudroom off the garage and a chic powder room. Upstairs, the luxury continues with two generously sized bedrooms, including a large primary suite featuring a walk-in closet and a 4-piece ensuite with a jetted tub and steam shower, offering a spa-like retreat. The finished basement presents a large recreational room set up as a home theatre, alongside ample storage space in the utility/laundry room. Located in Cougar Ridge, this home is not just a residence but a lifestyle, surrounded by paved walking paths, top-tier schools such as the Calgary French & International School, and abundant amenities. With easy access to



downtown and the breathtaking Rockies, it caters to every facet of your life. Embrace the perfect blend of luxury, comfort, and convenience in this stunning duplex home. Book you showing today.

Built in 2001

Essential Information

MLS® #	A2116687
Price	\$638,000
Sold Price	\$641,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,548
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	157 Cougarstone Place Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4W9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, Pantry
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Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 30th, 2024
Days on Market	9
Zoning	R-2
HOA Fees	115.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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