

\$759,900 - 26 Cougarstone Park Sw, Calgary

MLS® #A2123880

\$759,900

3 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

*** Open House: Saturday April 20, 2024 - 2:00pm-4:00pm *** ELEGANT CHARM, IDEAL LOCATION and UPGRADED THROUGHOUT - Warmth and care greet you at the front door of this wonderful Cougar Ridge home. Contemporary wall colours throughout make for bright and clean spaces full of natural light. Attention to detail can be found in every place - the main floor plan is anchored with a granite island and bank of white cabinets with abundant storage, a corner pantry and stainless steel appliances. Ideal for your culinary ventures and entertainment. The adjacent dining area features garden doors to the patio making indoor / outdoor life seamless. The yard offers ample privacy and backs onto GREENSPACE and a WALKING PATH connecting you to schools, playgrounds and more. Cooler winter nights will become warm while surrounding your European inspired fireplace and mantle. Functionality continues with AMPLE STORAGE and a good size laundry room. The HARDWOOD FLOORS continue upstairs and add richness to the bonus room with VAULTED CEILINGS a perfect place to escape for a movie or a great book. The THREE bedrooms are all generous in size highlighted by the master bedroom with a bank of closets and full ensuite with an additional closet. Unspoiled basement potential CLEAR OF TELEPOSTS AND BULKHEADS ready for your needs. UPGRADES include - RENOVATED KITCHEN AND BATHROOMS, GRANITE



THROUGHOUT, PAINT, LIGHT FIXTURES, WINDOW COVERINGS and CUSTOM CABINETS / CLOSET design. This is the Cougar Ridge House you have been looking for.

Built in 2002

Essential Information

MLS® #	A2123880
Price	\$759,900
Sold Price	\$826,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	26 Cougarstone Park Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home,
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	Open Floorplan, Pantry, See Remarks, Vinyl Windows
Appliances	Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Interior Lot, Level, Street Lighting, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	April 29th, 2024
Days on Market	11
Zoning	R-1
HOA Fees	110.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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