

\$699,900 - 31 Cougarstone Way Sw, Calgary

MLS® #A2129080

\$699,900

4 Bedroom, 4.00 Bathroom, 1,786 sqft

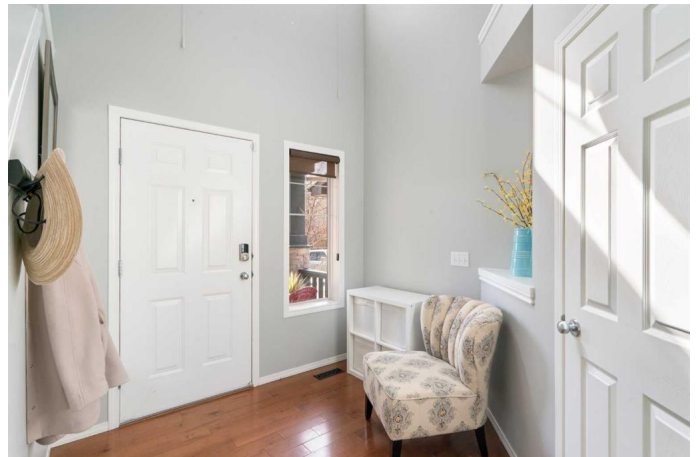
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

****Join me at my Open House: May 11th, 1:00-4:00 pm**** -- Located in a quiet cul-de-sac in Cougar Ridge, this family home offers practicality and comfort, backing onto a greenbelt with a walking path and within walking distance of the Calgary Waldorf School.

Enjoy the convenience of central air conditioning as the warmer months approach. Step out onto the large rear deck, perfect for family gatherings and entertaining. Inside, you'll find hardwood flooring throughout the main floor, along with stainless steel appliances in the kitchen (dishwasher, fridge, stove - all 2 years old). Other upgrades include a central vacuum, water softener, tankless water heater, and alarm system. The furnace is just 3 years old, and new blinds have been installed in the front bedroom. This is a 4 bedroom home, but the larger front bedroom, with its soaring ceilings, could also be a bonus room! The main floor features an open layout with a spacious great room, fireplace, family dining area, and a well-equipped kitchen with an island and corner pantry. The professionally finished basement offers a large family/media room with cozy fireplace and wet bar, a three-piece bathroom, and plenty of storage space. The attached double front garage comfortably fits two vehicles. All this in Cougar Ridge at an affordable price!

Built in 2002



Essential Information

MLS® #	A2129080
Price	\$699,900
Sold Price	\$745,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,786
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 Cougarstone Way Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z6

Amenities

Amenities	Community Gardens, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 11th, 2024
Days on Market	2
Zoning	(R-1)
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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