

\$725,000 - 262 Cougarstone Gardens Sw, Calgary

MLS® #A2136263

\$725,000

4 Bedroom, 3.00 Bathroom, 1,851 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 262 Cougarstone Gardens! Nestled in a tranquil and close-knit cul-de-sac in the sought-after community of Cougar Ridge, this immaculate home exudes pride of ownership. Perfect for a growing family, this residence offers everything needed for many happy years and features a playground at the end of the cul-de-sac, accessible via a pathway.

This solidly built home features stunning hardwood floors and an abundance of natural light, with tasteful decor throughout. The main floor boasts an open-concept design, including a large entrance, a beautiful living room with a gas fireplace, and a dining room. The kitchen offers access to the backyard + deck for easy BBQing and summer evenings. The chef-inspired kitchen features updated cabinetry, a tiled backsplash, quartz countertops with a breakfast bar, a pantry, and stainless steel appliances. Whether preparing a casual meal or hosting a dinner party, this kitchen is sure to impress. The main level is complete with a laundry room, half bath and easy access to your garage.

Upstairs, you'll find new carpet (installed in 2024), four generously sized bedrooms, and two full bathrooms. The primary bedroom offers backyard views, a large walk-in closet, and an ensuite with a shower and soaker tub. Three additional bedrooms and a shared bath complete the upper level. The basement



remains unfinished but offers an exceptional layout for future designs including a rough in for a bathroom.

The south-facing backyard is landscaped with plenty of trees and a large deck, providing ample space for a garden, children's play, and entertaining friends and family. This home offers a convenient commute via the new Ring Road, Bow Trail, and 85th Street, with quick access to shopping, amenities, transit, COP, playgrounds, parks, and pathways.

Don't miss the opportunity to make this exquisite property your next home.

Built in 2001

Essential Information

MLS® #	A2136263
Price	\$725,000
Sold Price	\$832,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,851
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	262 Cougarstone Gardens Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H4W5

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached

Interior

Interior Features Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Vinyl Windows
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard
Lot Description Back Yard, Front Yard, Landscaped, Level
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2024
Date Sold May 31st, 2024
Days on Market 2
Zoning R-1
HOA Fees 118.58
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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