

\$999,900 - 41 Cougarstone Terrace Sw, Calgary

MLS® #A2141610

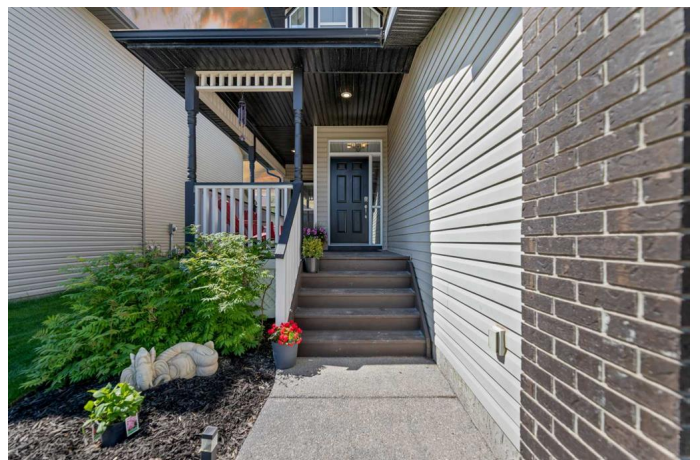
\$999,900

4 Bedroom, 4.00 Bathroom, 2,214 sqft

Residential on 0.12 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this stunning two-storey family home, boasting over 3100 total sq ft of thoughtfully designed living space, it is within walking distance to the Calgary Waldorf School, minutes to the Calgary French and International School and only 20 minutes to downtown. This modern-yet-classic home features 4 bedrooms, and three and a half baths, ideal for your family and guests. The main floor features engineered hardwood floors, 9' ceilings, a den, a laundry room and a 2-piece powder room. The heart of the home, the kitchen, is a chef's dream with a large island, North American quartz counter tops and stainless steel appliances, the walk-through pantry provides ample storage. The spacious living room, featuring a cozy gas fireplace, seamlessly flows into the kitchen and your sun-soaked dining area, which opens up to a low-maintenance deck. The fully fenced southwest backyard is a private oasis, lush and quiet. Upstairs, you'll find a beautiful bonus room with soaring ceilings, perfect for those family gatherings. Luxurious primary suite with a walk-in closet and 5-piece ensuite. An additional 4-piece bath serves the remaining bedrooms. The fully finished lower level is designed for relaxation and entertainment, featuring a rec room with built-in speakers, an exercise area and a custom 3-piece bath. Stay comfortable with central air conditioning. Across the street a walkway that leads to a pond, playgrounds, bike paths and Winsport. This family-friendly



home offers all the large living spaces required for modern living, with no expense spared in it' design and finish. It's the perfect place to create lasting memories.

Built in 2003

Essential Information

MLS® #	A2141610
Price	\$999,900
Sold Price	\$990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,214
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	41 Cougarstone Terrace Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 10th, 2024
Days on Market	26
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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