

\$725,000 - 43 Cougarstone Common Sw, Calgary

MLS® #A2146369

\$725,000

4 Bedroom, 4.00 Bathroom, 1,458 sqft

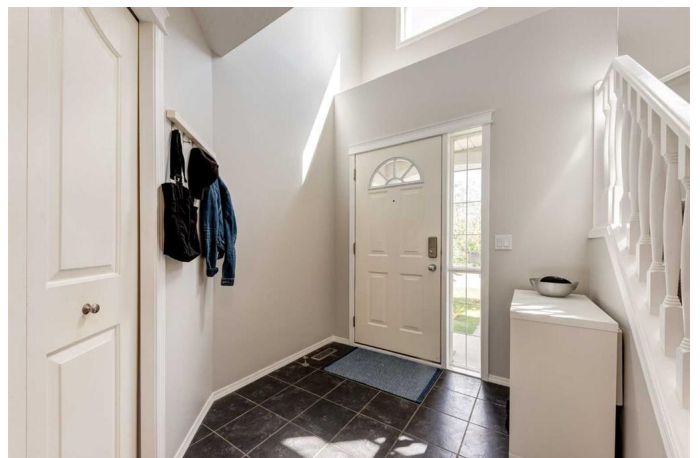
Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Luxury meets charm in the heart of the picturesque Cougar Ridge community. This residence offers a sanctuary of sophistication and warmth, perfect for those seeking a truly extraordinary home.

As you enter, the foyer leads you to a sunlit living space adorned with new gleaming engineered hardwood floors and a striking gas fireplace that invites cozy gatherings. The living area seamlessly transitions into the dining space and kitchen, creating an open, airy atmosphere that is perfect for entertaining. Culinary enthusiasts will delight in the kitchen's state-of-the-art stainless steel appliances, shimmering quartz countertops, expansive island, and custom cabinetry with pantry that exudes both style and functionality. The main floor also features a stylish powder room and a thoughtfully designed laundry/mudroom with new tile, ensuring clutter-free living.

Ascend the staircase to discover a haven of tranquility in the primary suite, where a spacious walk-in closet and an ensuite bathroom await. Indulge in the relaxing ambiance with a large glass-enclosed shower, and quartz vanity. Two additional generously sized bedrooms and a beautifully appointed full bathroom provide ample space for family and guests. A New carpet on the main and upper floors and new paint throughout. The fully finished basement is a treasure trove of possibilities, featuring a vast recreation room perfect for movie nights, a fourth



bedroom for visitors, and another full bathroom. This versatile space can adapt to your every need, whether it's a home gym, playroom, or guest suite. Outside, the backyard is a private paradise, meticulously landscaped to create an idyllic retreat. Relax on the expansive deck, host summer barbecues with convenient gas-line, or simply enjoy the serene surroundings of lush greenery and mature trees. The attached insulated double garage offers both convenience and ample storage space for your vehicles and outdoor gear. Nestled in the vibrant Cougar Ridge community, this home is surrounded by top-rated schools, scenic parks, and a wealth of shopping and dining options. With easy access to downtown Calgary and the breathtaking Rocky Mountains, 43 Cougarstone Common SW offers a lifestyle of unparalleled convenience and natural beauty.

Built in 2004

Essential Information

MLS® #	A2146369
Price	\$725,000
Sold Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,458
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	43 Cougarstone Common Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5P6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Lawn, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 12th, 2024
Days on Market	9
Zoning	R-1
HOA Fees	0.00

Listing Details

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