

\$775,000 - 79 Cougarstone Way Sw, Calgary

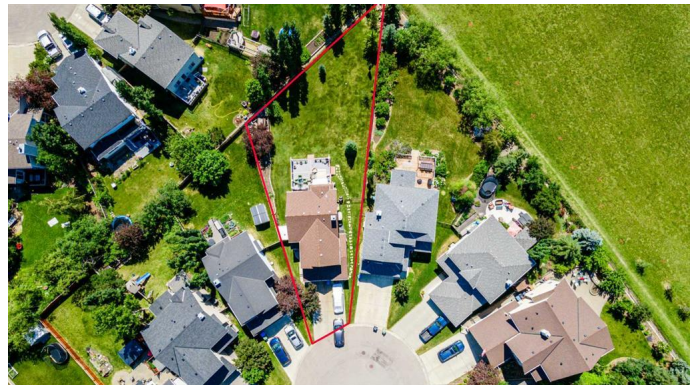
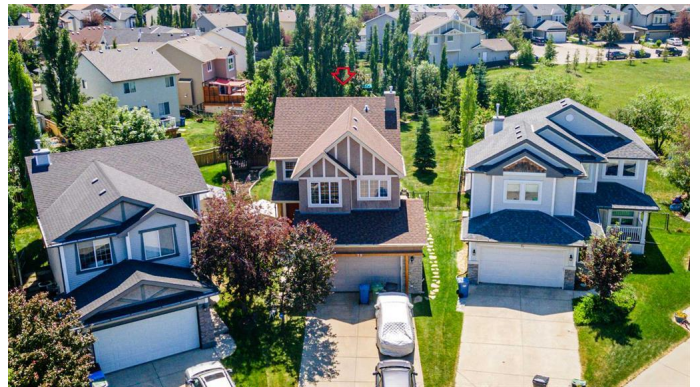
MLS® #A2150816

\$775,000

3 Bedroom, 4.00 Bathroom, 1,740 sqft
Residential on 0.21 Acres

Cougar Ridge, Calgary, Alberta

This parklike property is a rare find in the Heart of Cougar Ridge! Located on an exclusive Cul De Sac it sits on 'almost' a ' 1/4 acre PIE lot'. The airy open layout has been freshly painted throughout, has large windows, plenty of natural light and is ideal for families and entertainers alike. You'll appreciate the new Air Conditioner cooling the home during the hot summer days! In the kitchen you'll find convenient patio doors to the incredible outdoor space from the kitchen nook, a good-sized center island with breakfast bar and a pantry. The living room opens to the kitchen with room for large comfy furnishings and a cozy gas fireplace. The main level also has hardwood floors, a large front foyer, 2 piece bath and a main floor laundry. You'll find the Bonus room with a wall of windows tucked away from the bedrooms upstairs, perfect for family fun. The primary bedroom can accommodate large furnishings and overlooks the park like yard. A roomy ensuite with deep soaker tub, separate shower and large walk in closet complete this private space. Down the hall you'll find a nice 4 piece bathroom and 2 other good sized bedrooms. The bright fully finished lower level is a great space for relaxing and entertaining. There is a perfect place to build a 4th bedroom right beside the bathroom! The bathroom is equipped with a luxurious steam shower, perfect for unwinding after a long day while adding value and functionality to the home. Recent improvements include Brand New Furnace



and new A/C. This private property is fully treed and fenced and has a garden perfect for the avid gardener wishing to grow their own veggies! The hi-end custom deck with a built-in BBQ/cook station provides a stylish focal point for outdoor gatherings. The no maintenance deck boards ensure that your deck stays looking pristine without the need for regular staining. This spacious deck has a pergola with built in lighting, custom metal railings and glass panels that allow for unobstructed views of the big, beautiful yard! Mowing the grass is easy with the Riding Mower that is included in the price! The park beside the property is the Waldorf school playground and local park. Don't miss out on this opportunity to have a country like property conveniently located close to Waldorf school, several other schools and shopping in the West District!

Built in 2002

Essential Information

MLS® #	A2150816
Price	\$775,000
Sold Price	\$790,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,740
Acres	0.21
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	79 Cougarstone Way Sw
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Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator
Heating	Fireplace Insert, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Outdoor Grill
Lot Description	Back Yard, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 27th, 2024
Days on Market	9
Zoning	R-1
HOA Fees	0.00

Listing Details

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