

\$749,000 - 46 Cougarstone Circle Sw, Calgary

MLS® #A2159472

\$749,000

3 Bedroom, 4.00 Bathroom, 1,854 sqft

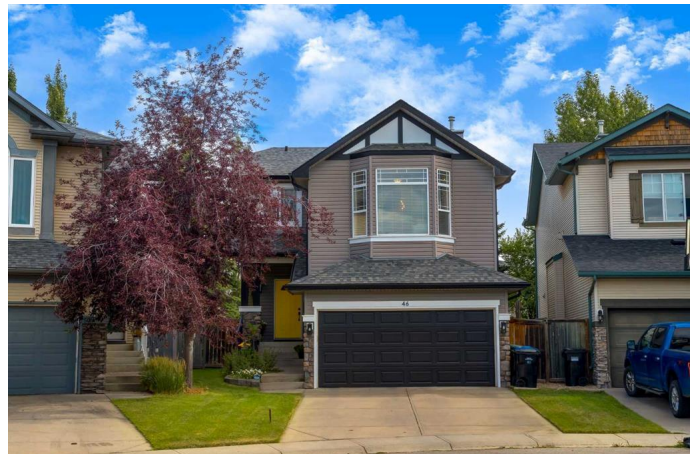
Residential on 0.15 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 46 Cougarstone Circle SW, a beautiful two-storey home in a great cul de sac. This charming family home with A/C features 3 spacious bedrooms and 3.5 bathrooms, offering plenty of space for both relaxation and entertaining. Upon entering, you'll be welcomed by a foyer laid with Italian marble flooring, an open-concept main floor with large windows that bathe the space in natural light. The heart of the home is the modern kitchen, complete with sleek granite countertops, stainless steel appliances, a large island, and ample cabinetry. Adjacent to the kitchen is a cozy dining area that opens to the backyard, perfect for summer barbecues or simply enjoying a quiet morning coffee outdoors.

Upstairs, the primary bedroom serves as a peaceful retreat with a walk-in closet and a luxurious ensuite bathroom featuring a soaker jetted tub and a separate glass-enclosed shower. Two additional generously sized bedrooms and a full bathroom along with a vaulted bonus room, complete the upper level, making it an ideal layout for families. The fully finished basement expands the living space with a versatile rec room, home gym, or media area, and an additional full bathroom, perfect for guests or teenagers.

Outside, the generous pie-shaped backyard and expansive tiered rear deck provides privacy and space for outdoor activities. The home is located on a quiet, family-friendly street and is just minutes away from parks,



top-rated schools, and the convenient shopping and dining options at West Springs and Aspen Landing. The exterior has been freshly painted and a brand new washer/dryer are included. Whether you're commuting to downtown Calgary or escaping to the mountains for a weekend adventure, this home offers the best of both worlds. Don't miss your chance to own this wonderful property in one of Calgary's most desirable neighborhoods.

Built in 2001

Essential Information

MLS® #	A2159472
Price	\$749,000
Sold Price	\$749,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,854
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Cougarstone Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4W3

Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 4th, 2024
Days on Market	13
Zoning	R-1
HOA Fees	118.58
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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