

# \$990,000 - 35 Cougarstone Point Sw, Calgary

MLS® #A2166774

**\$990,000**

4 Bedroom, 4.00 Bathroom, 2,318 sqft  
Residential on 0.14 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 35 Cougar Stone Point, SW Calgaryâ€”an exquisite 4-bedroom, 3.5-bathroom family home in the sought-after Cougar Ridge community. Set in a quiet cul-de-sac, this property offers tranquil views of Cougarstone Pond and direct access to scenic park paths, perfect for those who appreciate a serene natural setting.

The home is thoughtfully upgraded with modern features, including a new stove, hot water tank, water softener, washer and dryer, and roof shinglesâ€”all installed in 2020â€”ensuring a comfortable and low-maintenance lifestyle. The fully finished basement adds valuable living space, ideal for a home gym, entertainment room, or guest suite.

The backyard is designed for both relaxation and entertainment, featuring a private basketball court installed in 2020, making it a perfect space for families and social gatherings.

Families will love the proximity to top-rated schools such as Calgary Waldorf School, West Springs School, and Calgary French & International School. Plus, the nearby WinSport offers year-round recreational activities for all ages.

This property offers a unique blend of luxury, comfort, and natural beauty in one of



Calgary's most desirable neighborhoods.  
Don't miss out! Contact us today to  
schedule your private viewing!

Built in 2004

### Essential Information

MLS® #	A2166774
Price	\$990,000
Sold Price	\$983,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,318
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	35 Cougarstone Point Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4Z3

### Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Washer/Dryer, Garburator, Gas Water Heater, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Garden, Basketball Court, Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Views, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2024
Date Sold	September 30th, 2024
Days on Market	10
Zoning	R-1
HOA Fees	115.54
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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