

## 64 Cougarstone Square SW Calgary, Alberta

MLS # A2262348



**\$850,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cougar Ridge                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 2,179 sq.ft.                                                           | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                 |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh |               |                   |

|                    |                                                                    |                   |     |
|--------------------|--------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Beautiful 4-Bedroom Home in the Sought-After Community of Cougar Ridge! Move-in-ready and fully finished, this upgraded home offers 4 bedrooms, 3.5 bathrooms, and central A/C, perfectly located on a quiet street with no rear neighbors for added privacy. The bright, open main floor features a welcoming living room with a cozy corner fireplace and a functional kitchen with plenty of cabinetry, great flow, and easy access to the backyard. Step through the patio doors to a large deck—ideal for BBQs and entertaining. Upstairs, the spacious primary suite includes a 5-piece ensuite with double sinks and a corner soaker tub. Two additional bedrooms, a sun-filled bonus room, and convenient upper-level laundry complete this level. The fully finished basement offers a fourth bedroom, full bathroom, and flexible space for a home gym or recreation area. Outside, the private backyard provides lots of room for kids and pets to play. Located minutes from top-rated schools, parks, shopping, restaurants, and major routes—this home combines comfort, style, and a fantastic location.