

**153 Cougarstone Common SW
Calgary, Alberta**

MLS # A2288659



\$975,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,007 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Under		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Outdoor stone fireplace, security system, garage & workshop shelving, security system cameras, hot tub, built-in Miele espresso station, Samsung 32" TV inside kitchen cupboard, full length mirror on wall in primary bedroom, 2 potted plants on back deck (one artificial plant, one live plant).

Homes showcasing this calibre of renovation and meticulous attention to detail are rarely offered - truly a standout opportunity. Exquisitely renovated and featured in Style at Home Magazine, this stunning 3+1 bedroom residence in the quiet community of Cougar Ridge offers over 2,700 sq ft of beautifully curated living space. The bright, airy main level showcases engineered hardwood floors, high ceilings, and a showstopping marble fireplace with a custom-crafted wood mantel anchoring the living room. The adjacent kitchen is a true standout, featuring quartzite countertops, a large island/eating bar, Watermark Brooklyn faucets, a hammersmith copper sink with matching range hood, abundant storage including a pantry, and a full suite of Miele appliances—complete with a built in espresso station. The dining area overlooks the backyard and provides generous space for hosting family and friends. A stylish 2 piece powder room and a well appointed laundry room with Electrolux washer and dryer complete the main level. Upstairs, wool carpeting adds warmth and comfort. The inviting bonus room features wood beams, a vaulted ceiling, custom built ins, a window bench, and Restoration Hardware lighting—an ideal space to unwind. Three bedrooms and a 4 piece main bath complete the upper level. The serene primary retreat includes custom built ins, a walk in closet, and a luxurious 4 piece ensuite with heated floors, a relaxing jetted tub, and a separate shower. The elegant lower level is thoughtfully designed with a family room highlighted by a flowing curved wall and high end lighting. A fourth bedroom with walk in closet enjoys direct access to a beautifully finished 3 piece bath featuring custom details, heated floors, and a rejuvenating steam shower with heated bench. A dedicated workshop area provides the perfect space for hobbyists or DIY enthusiasts.

Additional features include high capacity central A/C, built in speakers (kitchen, family room, bonus room, and primary bedroom), Smart Home integrations (garage, smart lock, thermostat, and security cameras), and app controlled permanent architectural/holiday lighting. The exterior has been extensively upgraded to create a low maintenance, resort style outdoor space. Highlights include an aggregate driveway and walkway, fenced yard with artificial turf, dual permanent bike stands, irrigation system, landscape lighting, a two tier composite deck, stone fireplace, three gas lines, and a tranquil hot tub surrounded by a Suncoast privacy enclosure with louvered roof and retractable walls. Parking is effortless with an insulated double attached garage featuring an epoxy floor, new heater, and abundant side and ceiling mounted shelving. This dazzling home is ideally located walking distance to COP, Paskapoo Slopes walking/biking trails and Cougarstone Park plus close to schools, shopping, public transit, and offers effortless access to Old Banff Coach Road and Stoney Trail.