

83 Cougarstone Way SW
Calgary, Alberta

MLS # A2289157



\$760,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Downstairs bedroom Ikea Closet cabinets, . Garden Boxes

****OPEN HOUSE - Sat Feb 28 (2-4pm)**** Wonderful family home in desirable Cougar Ridge, tucked away on a quiet cul-de-sac with a huge pie-shaped backyard and sunny southeast exposure — a rare find! Offering over 2,400 sq ft of living space, this 4-bedroom, 3½-bath home features , newer Stove & Dishwasher, (2025) , Refrigerator (2023,) central A/C for those hot summer days. The bright main floor boasts an open-concept design with a spacious Great Room and fireplace flowing seamlessly into the kitchen and sunny dining area. The kitchen offers abundant cabinetry, a corner pantry, and a centre island with raised eating bar — the perfect hub for family life. Upstairs you’ll find a generous bonus room and well-sized bedrooms, including a primary suite with large walk-in closet, separate shower, and relaxing soaker tub. The fully finished basement adds even more space with a family room featuring a wet bar and fireplace, 4th bedroom, and 4-piece bath. The oversized backyard offers incredible room for kids, pets, gardening, and entertaining, complete with a spacious deck and garden boxes. A fantastic home for the active family!