

**226 Cougarstone Gardens SW**  
**Calgary, Alberta**

**MLS # A2291162**



**\$820,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,958 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Public Open House: Saturday & Sunday, March 7&ndash;8 | 2:00&ndash;4:00 PM. Welcome to this beautiful family home tucked away on a quiet cul-de-sac in sought-after Cougar Ridge, perfectly positioned backing onto a playground and steps from walking paths. Built by Morrison Homes, this fully finished two-storey offers 4 bedrooms, 3.5 bathrooms, and an exceptional layout designed for comfortable family living. The bright and inviting main floor features an open-concept design with a spacious great room filled with natural light, an elegant dining area with soaring 10-foot ceilings, and a private home office with frosted French doors. The maple kitchen is both stylish and functional, complete with stainless steel appliances, a large island, walk-in pantry, Bosch dishwasher, and KitchenAid double-oven stove&mdash;perfect for everyday living and entertaining. Upstairs you&rsquo;ll find three generous bedrooms including a relaxing primary retreat with walk-in closet and spa-inspired ensuite featuring a jetted tub, double vanities, and separate shower. The impressive bonus room above the garage showcases vaulted ceilings, a cozy gas fireplace, and sunny southwest-facing windows. The fully finished lower level expands your living space with a fourth bedroom, full bathroom, and a spacious recreation room ideal for family movie nights or a kids&rsquo; play area. Step outside to the private pie-shaped backyard, fully fenced and complete with a large deck, gas BBQ line, and storage shed/playhouse&mdash;perfect for summer gatherings. This exceptional location is just minutes from top-rated schools including Calgary Waldorf School and Calgary French & International School, as well as Canada Olympic Park. With quick access to shopping along 85 Street, Bow Trail, Old Banff Coach Road, Stoney Trail, Westside Recreation Centre, the LRT, West Hills Shopping

Centre, and downtown, this home offers the perfect blend of lifestyle, comfort, and convenience.