

**86 Cougarstone Court SW**  
**Calgary, Alberta**

**MLS # A2295836**



**\$815,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,968 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Covered, Double Garage Attached, D		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Standard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	Perimeter Wall	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** NONE.

**\*\* OPEN HOUSES CANCELLED \*\*** This move-in ready gem offers both modern style and quality craftsmanship, featuring central air conditioning and a desirable south-facing orientation that bathes the interior in natural light. The main floor has been thoughtfully refreshed with brand-new Laminate flooring, new trim, and updated light fixtures that complement the high ceilings and open-concept layout. At the heart of the home is the upgraded kitchen, showcasing granite countertops, a raised eating bar, a corner pantry, and abundant cabinetry finished with new hardware and a stylish backsplash. This space flows seamlessly into a generous dining area and a welcoming living room with a cozy fireplace, while a convenient laundry room and half bath complete the level. Upstairs, you’ll find three spacious bedrooms, including a luxurious primary suite with a 4-piece ensuite featuring a soaker tub, a standing shower, and a walk-in closet, alongside a vaulted-ceiling bonus room perfect for family movie nights. The living space extends into the professionally finished basement (completed with permits in 2019), which offers a massive recreation room and a private fourth bedroom with its own ensuite—ideal for guests or extended family. Outside, the oversized double-attached garage provides ample storage, while the large rear deck and QUIET fully fenced, landscaped yard with mature trees offer a private outdoor oasis. Located close to top-rated schools, malls, and parks, this exceptional home is ready for its next chapter. Don’t miss out—take the virtual tour and discover the charm of this exceptional home for yourself. Call today for your private viewing!