

\$700,000 - 48 Cougarstone Square Sw, Calgary

MLS® #A2218301

\$700,000

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

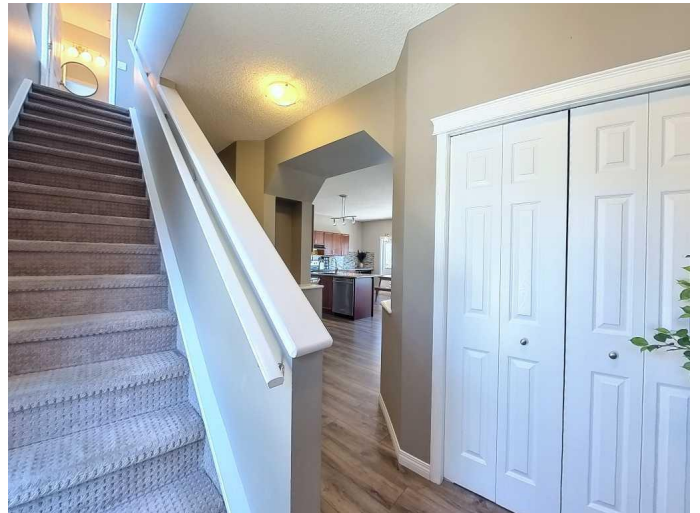
Welcome to 48 Cougarstone Square SW, a beautifully updated family home on a desirable pie lot in sought-after Cougar Ridge! This residence blends modern elegance with practical family living.

Step into a bright entryway. The open-concept main floor features beautiful luxury vinyl plank flooring. The inviting living room, with a cozy gas fireplace, is perfect for relaxing. The spacious dining area hosts gatherings and offers direct access to the expansive deck – ideal for summer BBQs on your generously sized lot. The well-appointed kitchen features gleaming granite countertops, stainless steel appliances, a large central island, pantry, and dedicated coffee station. A stylishly updated powder room and main floor laundry with sink & storage (near garage access) complete this level.

Upstairs, the serene primary suite is a true retreat. It boasts a generous walk-in closet and a show-stopping, fully renovated ensuite: oversized tiled shower, modern glass enclosure, sleek black fixtures, and built-in bench. Two additional well-sized bedrooms and another beautifully updated full bathroom offer flexibility.

The fully finished basement expands living space. This versatile area, currently a gym and delightful playroom, offers endless possibilities – media room, guest space – with bright windows.

Outdoor living is a delight on the large maintenance free deck overlooking a private,



fenced yard, enhanced by the pie-shaped lot offering extra space. The oversized attached garage provides incredible built-in storage. Living in Cougar Ridge offers an exceptional lifestyle:

Shopping & Dining: Near Aspen Landing and West 85th, with boutique shops, diverse restaurants (Mercato, Vin Room), grocery stores, and services.

Recreation: Steps from extensive pathway systems, playgrounds, Paskapoo Slopes, and Canada Olympic Park (WinSport) for year-round fun.

Schools: Highly regarded schools are nearby, including the popular Wildwood Elementary School, St. Joan of Arc (K-9) also Calgary French & International School.

Commuting: Excellent access to Stoney Trail/Trans-Canada. Downtown approx. 20-25 mins by car; 69th St LRT is a short drive/bus. This stunning, move-in ready home combines contemporary updates with family living on a fantastic lot. A must-see!

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2218301 |
| Price | \$700,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,506 |
| Acres | 0.10 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 48 Cougarstone Square Sw |
| Subdivision | Cougar Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 5J3 |

Amenities

| | |
|----------------|--|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Faces Front, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, City Lot, Landscaped, Lawn, Level, Pie Shaped Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 43 |
| Zoning | R-G |
| HOA Fees | 119 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office 2% Realty

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