



31 Cougarstone Point SW, Calgary, Alberta - \$1,195,000



Main Photo

Property Description

Photos
Coming
Soon



P:

WALKOUT BASEMENT | OVER 4,000 SQ FT DEVELOPED | TRIPLE GARAGE | BACKING ONTO POND, PATHS & TREES | CITY VIEWS | PIE-SHAPED LOT | 5 BEDROOMS + BONUS ROOM

Welcome to this exceptional fully finished 2-storey walkout home, ideally situated on a quiet cul-de-sac and backing onto a picturesque pond, scenic walking paths, and mature trees — with breathtaking city views and no neighbors behind!

Offering over 4,000 sq ft of developed living space, this home is perfect for a growing family.

Main Floor Highlights: Welcoming foyer and formal dining room, which can also be used as a main floor office.

Gourmet kitchen with custom cabinetry, granite countertops, raised eating bar, stainless steel appliances, and a spacious walk-through pantry

Cozy living room with a stunning 3-sided fireplace

Oversized mudroom with built-in lockers, laundry area with countertop, sink, cabinetry, and direct access to pantry.

Newer hardwood floors and new carpet throughout many areas

Upper Level:

3 spacious bedrooms plus an incredible bonus room – all with central A/C

Primary suite features hardwood floors, a generous walk-in closet, and a spa-like ensuite with a jacuzzi tub and separate shower.

Walkout Basement:

In-floor heating throughout

Open and bright family room with built-in media center and second fireplace

2 additional large bedrooms and a full bath

Walk out to the covered lower patio — perfect for a future hot tub or private retreat

Outdoor Oasis: Beautifully landscaped pie-shaped lot

Mature trees, fire pit, and lots of space for kids to play or host BBQs

No neighbors behind or to the East, offering exceptional privacy

Additional Features:

Triple garage

Air conditioning

Quiet, family-friendly cul-de-sac location

Steps to walking paths and natural green space

This home truly has it all — space, functionality, luxury, and a prime location with unbeatable views. Don't miss this rare opportunity!

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