



4 Cougarstone Common SW, Calgary, Alberta - \$825,000



Main Photo

Property Description

****OPEN HOUSE - SUN, SEP 21 / 11:00 AM - 2:00 PM**** Welcome to this immaculate, oversized corner property located in the vibrant and family-friendly community of Cougar Ridge SW. Situated on a quiet, low-traffic street with friendly neighbors, this well-loved home offers 2,570 sq.ft. of thoughtfully designed living space and is packed with modern upgrades and features that make it truly exceptional. Step inside to discover a bright and open layout, perfect for entertaining and everyday living. The spacious kitchen boasts granite countertops, rich maple cabinetry, a large island, and a convenient walkthrough pantry. The adjoining living and dining areas overlook the beautifully landscaped backyard, creating the perfect space for gatherings.

Enjoy comfort year-round with central air conditioning and newly installed European-style Turn & Tilt triple-pane windows (2024), offering excellent energy efficiency and sound insulation.

The upper level features a west-facing vaulted bonus room, three generously sized bedrooms, a large hallway linen closet, and a luxurious primary suite complete with a walk-in closet (custom built-ins added in 2022) and a renovated ensuite (2015) featuring a soaker tub, separate shower, and dual vanity with granite countertops.

The fully finished basement adds even more functional living space, with a large recreation/media room, custom built-in cabinetry (2021), a wet bar, full bathroom, and a spacious fourth bedroom – perfect for guests or extended family.

Additional highlights include:

- Beautiful landscaped and fully fenced backyard with concrete patio and wide side gate – ample space for an RV or trailer
- Heated double garage with epoxy floor and slat wall storage system (2023)
- Main floor laundry room with custom cabinetry (2021)
- Main floor bathroom updated with quartz counters, custom maple vanity, and modern basin
- Built-in speakers and pot lights throughout main floor and basement
- New roof, hot water tank, and humidifier (2022)
- Fresh paint throughout main and upper levels
- Pet-free, meticulously maintained home

Located minutes from Winsport (C.O.P), the Paskapoo Trail system, top-rated schools, and upscale shopping/dining at West 85th, with quick access to Stoney and Bow Trail – this is the ideal home for families seeking style, space, and convenience.

Don't miss your chance to own this beautiful, move-in ready home in one of Calgary's most desirable neighborhoods!

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