

# \$865,000 - 56 Cougarstone Square Sw, Calgary

MLS® #A2227395

## \$865,000

4 Bedroom, 4.00 Bathroom, 1,959 sqft

Residential on 0.17 Acres

Cougar Ridge, Calgary, Alberta

A quiet crescent in Cougar Ridge, a massive, 7,298 sq ft pie-shaped lot the kids will love, with a SW exposure, a rear deck and patio where you will be spending your summer evenings – AMAZING! This two storey offers 2641 sq ft of developed living space over three levels with 3+1 beds, a large Bonus Room up, a rec room down, 3.5 baths and CENTRAL A/C. On the main you will love the Great Room in back with a generous Family Room, a large sun-filled Dining Space, open Kitchen with granite counters and gas stove and wine fridge, and a center island breakfast bar – bathed in the warmth of the sun with its bright SW exposure – leading to the rear deck, patio and massive rear yard. Upstairs, the spacious Bonus Room enjoys generous window treatments, a WARM & BRIGHT space, the primary bedroom enjoys a 4pc en suite and walk-in closet and the two additional beds share a 4pc bath. The lower level has been fully developed featuring a large Rec Room, another space for the kids to romp, a 4th bed and full bath. Ideally situated on Calgary's Westside with ease of access west to the mountains, downtown to the office and the new Stoney Trail to the new Farmers Market – PLUS all of the shops and services along 85th St SW – FANTASTIC!

Built in 2003

## Essential Information



MLS® #	A2227395
Price	\$865,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,959
Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	56 Cougarstone Square Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5J3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Playground
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	3
Zoning	R-G

**Listing Details**

Listing Office	RE/MAX First
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