\$799,900 - 176 Cougarstone Court Sw, Calgary

MLS® #A2223230

\$799,900

3 Bedroom, 3.00 Bathroom, 2,010 sqft Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 176 Cougarstone Court SW, a beautifully crafted 2-storey home by award-winning Morrison Homes, located in the highly sought-after community of Cougar Ridge. This 3-bedroom, 2.5 bathroom residence offers a perfect blend of comfort and elegance, featuring a bright main floor with abundant windows that flood the space with natural light, rich hardwood flooring, and a cozy gas fireplace. The main floor also includes a convenient laundry room, adding everyday practicality to its thoughtful layout. The gourmet kitchen is equipped with birch cabinetry, a large pantry, and a raised granite islandâ€"ideal for entertaining. Upstairs, you'll find a spacious bright bonus family room and three generously sized bedrooms, including a primary suite with a walk-in closet and a luxurious 4 piece ensuite with a jetted tub. Additional highlights include an attached double garage with built-in storage shelving, an oversized hot water tank, air conditioning, and a sunny south-facing backyardâ€"perfect for relaxing or gardening. The insulated, unfinished basement is ready for your custom design. Cougar Ridge is known for its family-friendly atmosphere, abundant green spaces like Cougarstone Park, and close-knit community vibe. The area is served by excellent schools such as West Ridge School, St. Joan of Arc School, and nearby private institutions like Calgary French & International School and Calgary Waldorf School. Residents also enjoy convenient access to shopping and







dining at West Springs Village and Aspen Landing, as well as an easy commute to downtown Calgary.

Built in 2005

Essential Information

MLS® # A2223230 Price \$799,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,010 Acres 0.10 Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 176 Cougarstone Court Sw

Subdivision Cougar Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5R4

Amenities

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted

Ceiling(s), Walk-In Closet(s), Jetted Tub, Natural Woodwork

Appliances Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove,

Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Full, Partially Finished, Unfinished

Exterior

Exterior Features Playground, Private Entrance, Private Yard, Garden

Lot Description Back Yard, City Lot, Few Trees, Landscaped, Level, Rectangular Lot,

Garden, Lawn, Private, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2025

Days on Market 23

Zoning R-G

HOA Fees 119

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Masters

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