

# \$799,000 - 35 Cougarstone Landing Sw, Calgary

MLS® #A2232732

**\$799,000**

4 Bedroom, 3.00 Bathroom, 2,276 sqft

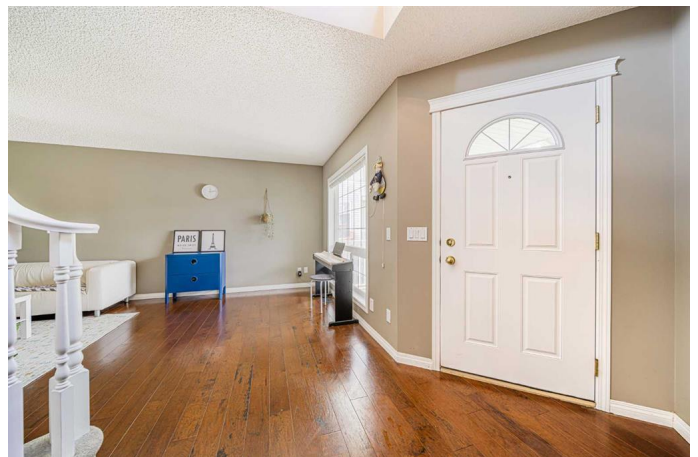
Residential on 0.16 Acres

Cougar Ridge, Calgary, Alberta

Cougarstone Landing SW â€” an ideal family home offering over 2,100 sq ft above grade and nestled on a quiet street in the desirable community of Cougar Ridge! This two-storey residence features four generously sized bedrooms, 2.5 bathrooms, and a spacious unfinished basement with over 1,000 sq ft of potential for future development. Step inside to a bright and welcoming foyer (7'1" x 9'11") that flows into the formal living room (11'10" x 16') and dining room (10'11" x 10'1"), perfect for entertaining. The main floor office (12'2" x 9'11") offers a quiet workspace or homework zone. At the heart of the home, you'll find a beautifully laid-out kitchen (14'10" x 13'11") with a central island and walk-through pantry, seamlessly connecting to the spacious family room (14'2" x 17'10")â€”a welcoming space for gathering and everyday living.

Upstairs, the primary suite (15'1" x 13'9") is a true retreat with a walk-in closet (5'2" x 9'10") and a private 4-piece ensuite (8'1" x 11'11"). Three additional bedroomsâ€”each generously sizedâ€”share a full bathroom and offer room for children, guests, or hobbies. The unfinished basement (28'1" x 46'7") provides over 1,000 sq ft of customizable space to suit your future needs. Set on a pie-shaped lot, the backyard is ideal for play, relaxation, and outdoor entertaining.

With 2,118 sq ft of interior above-grade living space, this home combines functionality and comfort in a fantastic location. Close to top-rated schools, walking paths, parks,



Winsport, and with easy access to downtown or the mountains, this is a rare opportunity to own a move-in-ready home in one of Calgary's most sought-after westside communities. Book your showing today!

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232732    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,276       |
| Acres          | 0.16        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 35 Cougarstone Landing Sw |
| Subdivision | Cougar Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H5W4                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------|
|                 | Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)                                                  |
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                  |
| Cooling         | Central Air                                                                                              |
| Fireplace       | Yes                                                                                                      |
| # of Fireplaces | 1                                                                                                        |
| Fireplaces      | Gas                                                                                                      |
| Has Basement    | Yes                                                                                                      |
| Basement        | Full, Unfinished                                                                                         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Yard, Cul-De-Sac           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 43              |
| Zoning         | R-G             |
| HOA Fees       | 119             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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