

# \$825,000 - 4 Cougarstone Common Sw, Calgary

MLS® #A2254661

**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,847 sqft

Residential on 0.12 Acres

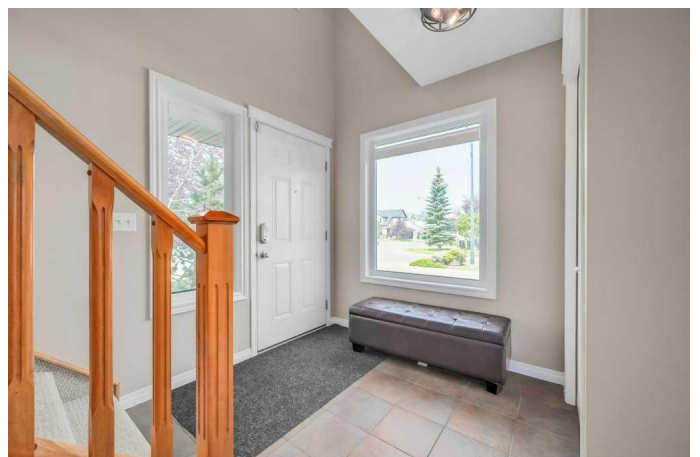
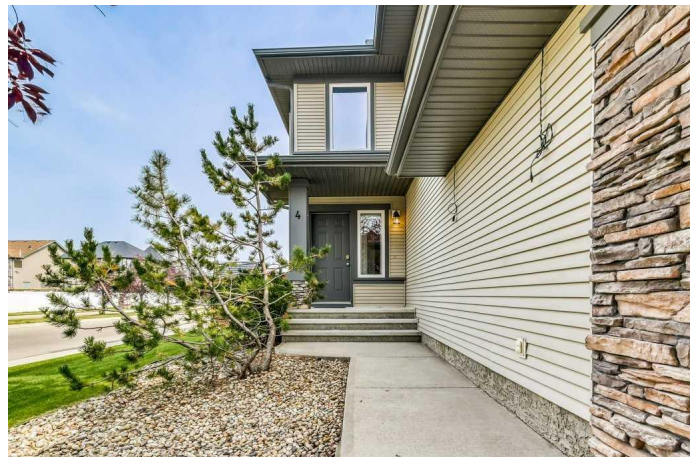
Cougar Ridge, Calgary, Alberta

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!

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254661  |
| Price          | \$825,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,847     |

|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 2005        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4 Cougarstone Common Sw |
| Subdivision | Cougar Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5A3                 |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Park                                                                                           |
| Parking Spaces | 4                                                                                              |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, See Remarks |
| # of Garages   | 2                                                                                              |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer                                                       |
| Heating           | Standard, Natural Gas                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                    |
| Fireplaces        | Electric, Living Room, Tile                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                       |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Playground, Storage                                                                 |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot |

|              |                               |
|--------------|-------------------------------|
| Roof         | Asphalt Shingle               |
| Construction | Concrete, Stone, Vinyl Siding |
| Foundation   | Poured Concrete               |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 10                  |
| Zoning         | R-G                 |
| HOA Fees       | 118                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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