

31 Cougarstone Common SW Calgary, Alberta

MLS # A2229574



\$739,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,820 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully cared-for home located on a quiet street in the sought-after community of Cougar Ridge. Offering over 2,400 sq ft of fully finished living space (1,820 sq ft above grade), this home is the perfect blend of comfort, functionality, and style. The main floor features a bright and open layout with a spacious living room, cozy fireplace, and a well-appointed kitchen with ample cabinetry and dining space—ideal for entertaining. Enjoy the convenience of main floor laundry and a 2-piece powder room for guests. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a luxurious 4-piece ensuite and a massive walk-in closet. Upstairs is completed by a stunning bonus room that features a vaulted ceiling. The fully finished basement adds even more versatility with an additional bedroom and plenty of room for a rec area, gym, or home office. Additional highlights include a double attached garage, air conditioning, and stunning professional landscaping in the west-facing backyard—perfect for summer evenings. This home checks all the boxes for comfortable family living in a fantastic location.