

64 Cougarstone Square SW  
Calgary, Alberta

MLS # A2272775



\$799,900

|             |                                                                        |            |                   |
|-------------|------------------------------------------------------------------------|------------|-------------------|
| Division:   | Cougar Ridge                                                           |            |                   |
| Type:       | Residential/House                                                      |            |                   |
| Style:      | 2 Storey                                                               |            |                   |
| Size:       | 2,179 sq.ft.                                                           | Age:       | 2003 (22 yrs old) |
| Beds:       | 4                                                                      | Baths:     | 3 full / 1 half   |
| Garage:     | Double Garage Attached                                                 |            |                   |
| Lot Size:   | 0.12 Acre                                                              |            |                   |
| Lot Feat:   | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh |            |                   |
| Heating:    | Forced Air                                                             | Water:     | -                 |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                      | Sewer:     | -                 |
| Roof:       | Asphalt Shingle                                                        | Condo Fee: | -                 |
| Basement:   | Full                                                                   | LLD:       | -                 |
| Exterior:   | Concrete, Vinyl Siding                                                 | Zoning:    | R-G               |
| Foundation: | Poured Concrete                                                        | Utilities: | -                 |
| Features:   | Double Vanity, Pantry, Quartz Counters, Storage, Walk-In Closet(s)     |            |                   |
| Inclusions: | N/A                                                                    |            |                   |

4 Bed | 3.5 Bath | Central A/C | No Rear Neighbours | Fully Finished Basement | New Paint & Bathroom Renovations (2025) Welcome to this beautifully upgraded, move-in-ready home located on a quiet street in the sought-after community of Cougar Ridge. Offering exceptional privacy with no rear neighbours, this property delivers comfort, style, and convenience in one impressive package. The bright, open main floor features a welcoming living room with a cozy corner fireplace and a well-appointed kitchen with ample cabinetry, excellent flow, and direct access to the backyard. Patio doors lead to a large deck—perfect for BBQs, entertaining, and enjoying the outdoors. The upper level includes a spacious primary suite complete with a 5-piece ensuite featuring double sinks and a relaxing corner soaker tub. Two additional bedrooms, a sun-filled bonus room, and convenient upper-level laundry complete this functional family layout. The fully finished basement offers even more space with a fourth bedroom, full bathroom, and a versatile flex area ideal for a home gym, playroom, or recreation space. Outside, the private backyard provides plenty of room for kids, pets, and outdoor activities. Located just minutes from top-rated schools, parks, shopping, dining, and major routes, this home offers exceptional value in one of the area’s most desirable neighbourhoods. Simply move in and enjoy!