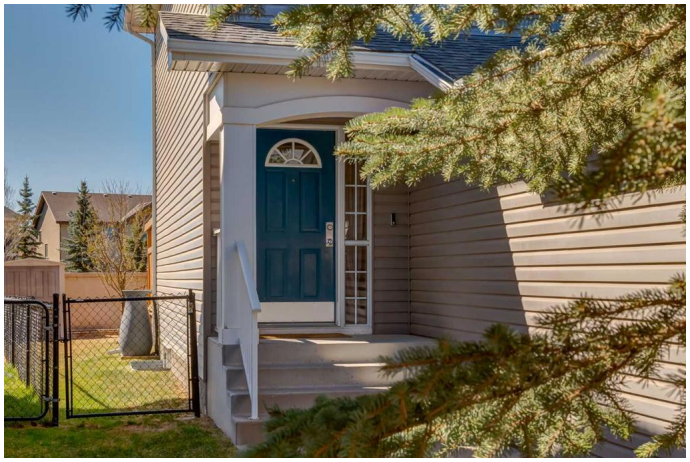
$735,000 - 92 Cougarstone Square Sw, Calgary

MLS® #A2218319

$735,000
4 Bedroom, 4.00 Bathroom, 1,507 sqft
Residential on 0.10 Acres



Cougar Ridge, Calgary, Alberta

Welcome home to Cougar Ridge! Enjoy your first Summer in this spacious and fully developed two-storey detached home in a highly sought after neighbourhood. You will immediately appreciate the curb appeal of this well-maintained home, in addition to the functionality of its layout. Moving through the large front entry area, the open-concept main floor is set to impress with plenty of natural light and space to spread out while remaining connected. The kitchen/dining area boasts hardwood flooring and quality solid wood cabinetry, a large island with a breakfast bar, and abundant storage afforded by the walk-in pantry. Conveniently adjacent to the kitchen is a spacious dining area that seamlessly extends outside through the large patio doors onto an extensive and sunny back deck that makes this home perfect for entertaining. The cozy carpeted living room extends the indoor entertainment space and features a natural gas fireplace. The main level continues with a well-placed half-bath adjacent to the convenient boot-room/laundry-room combo when entering the home through the attached heated two-car garage.

The functionality of this home continues to impress on the second story, where you can retreat into your calm and spacious primary suite at the end of a long day, enjoying the luxury of an extended 4-piece bathroom with plenty of counter-space, a separate shower and oversized tub, and the dual advantage of

a walk-in closet PLUS large built-in cabinetry for extra closet space. The top floor also includes linen closet, an additional full bathroom, and two more bright and generously sized bedrooms.

The clean, fully developed, and well-organized basement continues to showcase the sellerâ€™s pride of ownership as well as the functionality of this home. With an electric fireplace, a large living room or play room for the kids, a 4th guest bedroom, a separate office nook, large storage/furnace room, and a newly developed bright and spacious full bathroom (including in-floor heating and a beautifully updated stone-top vanity).

This home continues to impress when heading outside, with the well-kept yard, thoughtfully landscaped flowerbeds, and backyard shed. The house is on a quiet street with many community-minded neighbours, a tot-park nearby, and schools/large multi-sport fields within a 3 minute walk. The SW community of Cougar Ridge is rich with well-established amenities of all sorts, and it is ideally situated; Cougar Ridge is located perfectly for work and playâ€”it sits at the edge of the City with easy access to the beautiful Rocky Mountains, while still maintaining a short and direct commute to downtown via Bow Trail.

This home and community have plenty to offerâ€”whether you are buying a first home or looking to expand; whether you are looking for turn-key functionality or ready to add your own personal touchâ€”this home is ready for itâ€™s next adventure! OPEN HOUSE Saturday May 10, 1pm -4pm

Built in 2003

Essential Information

MLS® #	A2218319
Price	$735,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,507
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	92 Cougarstone Square Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5J4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Rain Barrel/Cistern(s)
Lot Description	Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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