

# \$779,900 - 1 Cougarstone Villas Sw, Calgary

MLS® #A2261244

**\$779,900**

3 Bedroom, 4.00 Bathroom, 1,702 sqft

Residential on 0.13 Acres

Cougar Ridge, Calgary, Alberta

The total package in sought-after Cougar Ridge. Located on a premium oversized lot, offering sunshine & privacy with South facing yard exposure & bordering on to the community pathway system. Immaculately maintained and updated on all three levels. Modern open plan, flooded with natural light thanks to many large windows. Full updated kitchen with timeless white shaker style cabinetry, textured subway tile backsplash, & marble style quartz perimeter & island countertops. Solid maple hardwood throughout the main level. Impressive living room overlooking the lush rear yard with a stone clad gas fireplace. 3 generous bedrooms up including huge primary retreat with full ensuite & walk-in closet. All upper bedrooms feature spacious closets & storage. All bathrooms throughout the home feature matching new renovations & updates. Fully developed lower level with media room, fitness area/gym, & flex/office space currently used as a guest room. Many updates & extras throughout including fresh paint, new flooring, tilework, countertops, lighting & plumbing fixtures, Central A/C, appliances & mechanical systems, & much more. Huge, sprawling rear yard with sunny South exposure, no neighbors beside, & many mature trees make this a private family oasis year-round. Multi-tiered composite deck & storage shed. Attached double garage is fully insulated & dry-walled. Take advantage of Cougar Ridge's network on walking pathways directly from beside the



home which wind through a network of walking/bike pathways, neighborhood parks, ponds, & connect with Medicine Hill/Paskapoo Slopes reserve forest area. Close to top schools, shopping on 85 St, Aspen Landing, & and a short drive to Downtown!

Built in 2003

### **Essential Information**

MLS® #	A2261244
Price	\$779,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,702
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1 Cougarstone Villas Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z4

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 1st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	130
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Complete Realty
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