

# \$1,388,000 - 31 Cougarstone Point Sw, Calgary

MLS® #A2207406

**\$1,388,000**

5 Bedroom, 4.00 Bathroom, 2,902 sqft

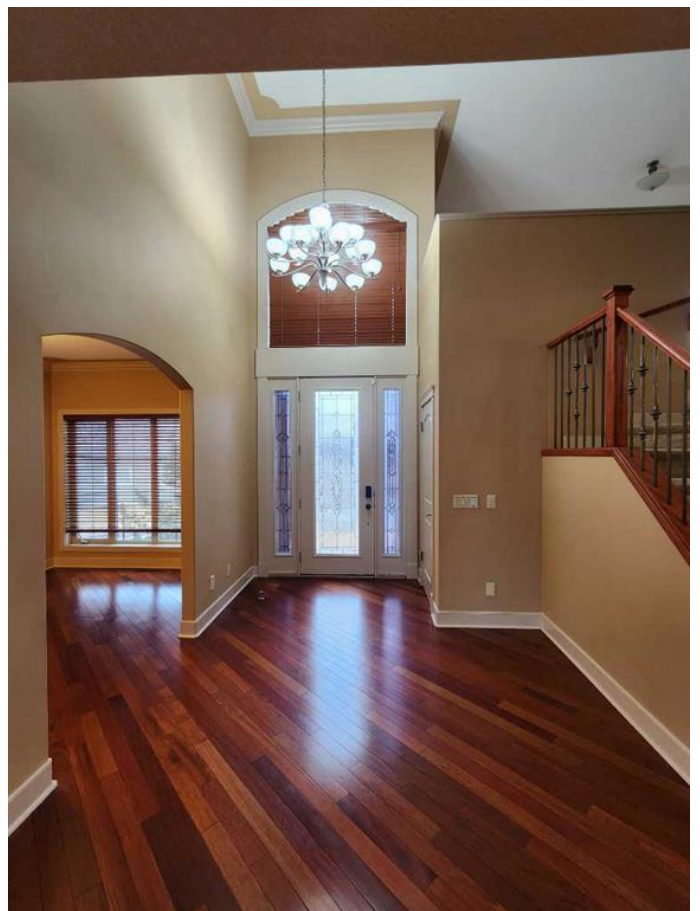
Residential on 0.21 Acres

Cougar Ridge, Calgary, Alberta

WALKOUT BASEMENT | OVER 4,000 SQ FT  
OF DEVELOPED LIVING SPACE | TRIPLE  
GARAGE |

BACKS ONTO POND, PATHS, TREES | CITY  
VIEWS | PIE-SHAPED LOT | 5 BEDROOMS +  
BONUS ROOM

Outstanding fully finished 2 Storey Walkout home in an ideal location, on a quiet cul-de-sac, backing onto a pond, paths and trees. With over with over 4,000sqft of developed space, this home is perfect for the growing family. Main floor features newer Brazilian Cherry hardwood floors, new carpet throughout many other areas. Very welcoming Foyer, with formal Dining Room that could also serve as a Main Floor Office! Gourmet Kitchen has custom cabinets, granite countertops, raised eating bar, stainless steel appliances & large walk-through pantry. The Living Room has a gorgeous 3-sided fireplace creating nice ambience! Mudroom with lockers is oversized, has a door to the Pantry, also offers Laundry with countertop, sink and cabinetry "so much space! Upstairs you will find 3 large bedrooms, and an incredible Bonus Room, all Air conditioned! The Primary Bedroom, with hardwood floors, has a large walk-in closet and spa like ensuite with jacuzzi tub. The Walkout level has in-floor heating and is very functional with an open Family Room with built-in Media and a 2nd Fireplace! 2 additional bedrooms that are very large, a full bath and access to the lower patio where a covered area is private and perfect for a future hot tub!



The yard is a garden oasis, with beautiful mature trees, fire pit, very private no neighbors behind or to the East! Tons of room for the kids to play or entertain with exceptional BBQs! Also the yard is equipped with an Automatic/programmable backyard irrigation system. Just don't forget to invite me over!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207406    |
| Price          | \$1,388,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,902       |
| Acres          | 0.21        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 31 Cougarstone Point Sw |
| Subdivision | Cougar Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 4Z3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-In Vanity, Granite Counters, Hardwood Home, Pantry, Recessed Closet(s) |
| Appliances        | Built-In Oven, Central Air Control(s), Humidifier, Induction Refrigerator, Washer, Window              |
| Heating           | In Floor, Forced Air, Natural Gas                                                                      |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 2                                                                                                      |
| Fireplaces        | Double Sided, Gas, Mantle, Stone                                                                       |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                               |



## Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                  |
| Lot Description   | Backs on to Park/Green Space, Environmental Reserve, Landscaped, Pie Shaped Lot, Private, Treed, Views |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Stone, Stucco, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 35              |
| Zoning         | R-G             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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