## \$780,000 - 54 Cougarstone Mews Sw, Calgary

MLS® #A2228836

## \$780,000

3 Bedroom, 4.00 Bathroom, 1,688 sqft Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Welcome to your dream home in Cougar Ridge, ideally situated on a quiet cul-de-sac just a short stroll from the Calgary Waldorf School! This beautifully updated and exceptionally maintained 3-bedroom, 3.5-bath home is truly move-in ready.

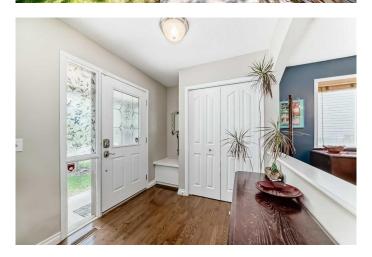
From the moment you arrive, you'll notice the evident pride of ownership. Step inside to discover a warm, inviting color palette and a functional open-concept main floor featuring gleaming hardwood floors, gorgeous quartz countertops, stainless steel appliances, stylish light fixtures, and a chic powder room with custom wood accents, perfectly located just off the garage entry.

Soak in the sunshine in your west-facing backyard, filling your living space with natural light. Upstairs, you'll find two spacious secondary bedrooms, an oversized laundry room, and an impressively renovated main bathroom. The serene primary suite includes a large walk-in closet and a spa-inspired 5-piece en suite complete with marble countertops, a luxurious soaker tub, glass and tile shower, and dual sinks.

The fully developed basement includes cozy in-floor heating, a 4-piece bathroom, and a wide-open flexible space that could easily accommodate a fourth bedroom or serve as a home gym, theatre, hobby space, or rec room — whatever suits your lifestyle!







Enjoy outdoor living to the fullest with an expansive back deck and beautifully landscaped yard featuring raised garden beds, wood privacy panels, and plenty of room for extras like a hot tub or trampoline.

Situated in one of West Calgary's most desirable neighborhoods, you're minutes from parks, schools, shops, restaurants, and fantastic access to the mountains via Old Banff Coach Road.

This is the complete package â€" don't miss your opportunity to own this incredibly loved and cared-for home!

Built in 2002

## **Essential Information**

MLS® # A2228836 Price \$780,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,688
Acres 0.11
Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 54 Cougarstone Mews Sw

Subdivision Cougar Ridge

City Calgary
County Calgary

Province Alberta
Postal Code T3H 5A2

**Amenities** 

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

Interior

Interior Features Chandelier, Double Vanity, Granite Counters, Kitchen Island, No

Smoking Home, Open Floorplan, Pantry, Storage

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Central, Fireplace(s)

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Garden, Lighting, Rain Gutters

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level,

Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed June 6th, 2025

Days on Market 79
Zoning R-G

HOA Fees 119

HOA Fees Freq. ANN

**Listing Details** 

Listing Office Century 21 Masters

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