

# \$810,000 - 35 Cougarstone Landing Sw, Calgary

MLS® #A2232732

## \$810,000

4 Bedroom, 3.00 Bathroom, 2,276 sqft

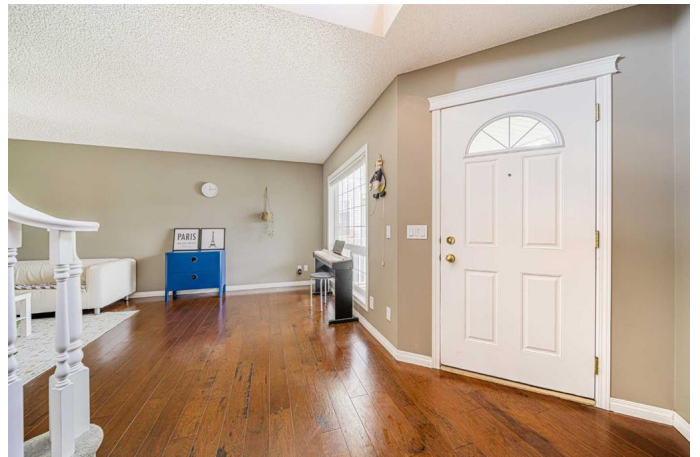
Residential on 0.16 Acres

Cougar Ridge, Calgary, Alberta

Cougarstone Landing SW â€” an ideal family home offering over 2,100 sq ft above grade and nestled on a quiet street in the desirable community of Cougar Ridge! This two-storey residence features four generously sized bedrooms, 2.5 bathrooms, and a spacious unfinished basement with over 1,000 sq ft of potential for future development. Step inside to a bright and welcoming foyer (7'1" x 9'11") that flows into the formal living room (11'10" x 16') and dining room (10'11" x 10'1"), perfect for entertaining. The main floor office (12'2" x 9'11") offers a quiet workspace or homework zone. At the heart of the home, you'll find a beautifully laid-out kitchen (14'10" x 13'11") with a central island and walk-through pantry, seamlessly connecting to the spacious family room (14'2" x 17'10")â€”a welcoming space for gathering and everyday living.

Upstairs, the primary suite (15'1" x 13'9") is a true retreat with a walk-in closet (5'2" x 9'10") and a private 4-piece ensuite (8'1" x 11'11"). Three additional bedroomsâ€”each generously sizedâ€”share a full bathroom and offer room for children, guests, or hobbies. The unfinished basement (28'1" x 46'7") provides over 1,000 sq ft of customizable space to suit your future needs. Set on a pie-shaped lot, the backyard is ideal for play, relaxation, and outdoor entertaining.

With 2,118 sq ft of interior above-grade living space, this home combines functionality and comfort in a fantastic location. Close to top-rated schools, walking paths, parks,



Winsport, and with easy access to downtown or the mountains, this is a rare opportunity to own a move-in-ready home in one of Calgary's most sought-after westside communities. Book your showing today!

Built in 2004

### Essential Information

MLS® #	A2232732
Price	\$810,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,276
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	35 Cougarstone Landing Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5W4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home,
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	Open Floorplan, Pantry, Walk-In Closet(s), French Door
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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