

# \$750,000 - 78 Cougarstone Close Sw, Calgary

MLS® #A2258399

**\$750,000**

3 Bedroom, 3.00 Bathroom, 1,844 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Awesome value for this gorgeous home in popular Cougar Ridge! Located on a quiet street across from a large green space/play ground & siding onto a walking path, this home offers a bright, open floor plan designed for both comfort & style. The island kitchen features granite countertops, an eating bar, & a walk-through pantry that leads to a convenient mudroom. The spacious living & dining rooms are perfect for entertaining & family living, with the spacious living room centred around a cozy fireplace. Upstairs, the large primary suite boasts a full ensuite & walk-in closet, while two additional generously-sized bedrooms & a stunning south-facing bonus room with cathedral ceilings provide plenty of space for family living. Imagine family movie nights in this great bonus room! The fully finished basement offers a versatile open layout with cork flooring & a rough-in for a future bathroom. Additional highlights include a heated double garage, hardwood flooring on the main level, & a location directly across from green space, playgrounds, & walking paths. Recent upgrades include: shingles 2020, A/C 2022, washer, underground sprinkler, gas line for BBQ, new toilets, etc. Enjoy an easy walk to schools, shopping, restaurants, gyms, coffee shops & quick access to downtown & the mountains—everything you need is right at your doorstep. You™ll love living here!

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258399    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,844       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 78 Cougarstone Close Sw |
| Subdivision | Cougar Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5W3                 |

## Amenities

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

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, 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 | Balcony, BBQ gas line                                     |
| Lot Description   | Landscaped, Lawn, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                           |
| Construction      | Stone, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 12                   |
| Zoning         | R-G                  |
| HOA Fees       | 120                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.