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

MLS® #A2207406

\$1,388,000

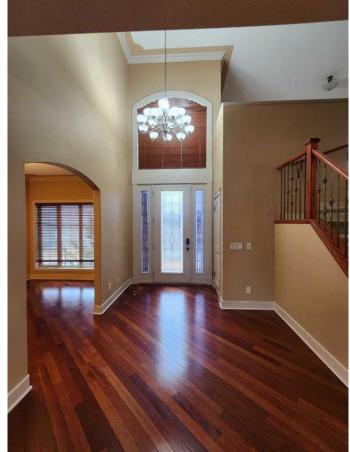
5 Bedroom, 4.00 Bathroom, 2,902 sqft Residential on 0.21 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 26th, 2:00pm-4:30pm WALKOUT BASEMENT I OVER 4,000 SQ FT OF DEVELOPED LIVING SPACE I TRIPLE GARAGE I BACKS ONTO POND, PATHS, TREES I CITY VIEWS I PIE-SHAPED LOT I 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 â€" 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, B

Vanity, Granite Counters, Home, Pantry, Recessed

Closet(s)

Appliances Built-In Oven, Central Air

Control(s), Humidifier, Indu-Refrigerator, Washer, Windov

Heating In Floor, Forced Air, Natural (

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 27

Zoning R-G

Listing Details

Listing Office RE/MAX Realty Professionals

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