

# \$799,900 - 86 Cougarstone Court Sw, Calgary

MLS® #A2207883

**\$799,900**

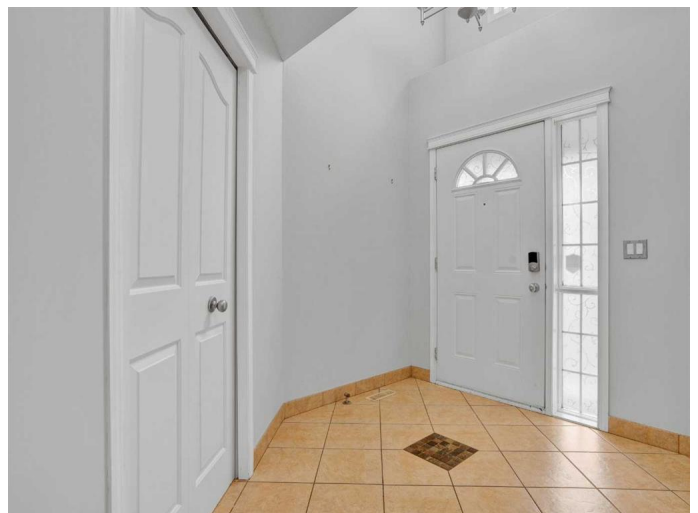
4 Bedroom, 4.00 Bathroom, 1,971 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Openhouse Sat May 31st 1:30 - 3:30 p.m.

Welcome to 86 Cougarstone Court SW – a beautifully designed, fully finished two-storey home with central air conditioning, perfectly situated in the heart of family-friendly Cougar Ridge. Built by Morrison Homes, this move-in ready gem offers both style and quality craftsmanship – creating an ideal setting to make lasting memories. Finished in a modern neutral grey palette with crisp white trim and gleaming hardwood floors, the home is bathed in natural light thanks to its desirable south-facing orientation. An oversized double-attached garage offers ample storage and everyday convenience. Step inside to a thoughtfully designed main floor featuring high ceilings and an open-concept layout. The elegant kitchen showcases granite countertops, a raised eating bar, a corner pantry, and abundant cabinetry and a stylish backsplash. The generous dining area flows seamlessly into a bright and welcoming living room with large windows and a cozy fireplace – perfect for relaxing or entertaining, and a convenient main-floor laundry room and a half bath complete this level. Upstairs, you™ll find three spacious bedrooms, including a luxurious primary suite with a 4-piece ensuite featuring a Soaker tub, a standing shower, and a walk-in closet. A vaulted-ceiling bonus room adds the perfect spot for family movie nights or casual lounging. The fully finished basement offers even more living space with a massive recreation room



and a private fourth bedroom with ensuite, ideal for guests or extended family. Outside, enjoy sunny days on the large rear deck, while children play safely in the fully fenced and landscaped yard—complete with mature trees for privacy and a detached storage shed. Located close to top-rated schools, Malls, parks, and amenities, this home is nestled in one of Calgary's most sought-after communities. Don't miss out—take the virtual tour and discover the charm of this exceptional home for yourself. It's filled with character and ready for its next chapter—all it needs is you! Call today for your private viewing!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207883    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,971       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 86 Cougarstone Court Sw |
| Subdivision | Cougar Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5R4                 |

## Amenities

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

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, 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 | Lighting, Private Yard |
| Lot Description   | Back Yard              |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Poured Concrete        |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 31            |
| Zoning         | R-G           |
| HOA Fees       | 119           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.