



GRASSROOTS
REALTY GROUP

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16 Cougarstone Manor SW
Calgary, Alberta

MLS # A2231873



\$835,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

The home you've been searching for is here - Step inside to discover this bright and welcoming appointed 4-bedroom, 3.5-bath gem offering over 3150 sq ft of developed living space. The open-concept main floor seamlessly connects a bright kitchen, cozy nook, family room, and formal dining area — perfect for everyday living and special occasions. Step out to the beautifully landscaped yard with private deck and sitting area. Upstairs you will find the master suite featuring a spacious 5-piece ensuite and walk-in closet, along with two additional bedrooms, a full bath, and a generously sized bonus room. The fully developed basement perfect for entertaining and ideal for guests or teens needing their own space boasts a large rec room, bar area, additional bedroom, and a full 3-piece bathroom. Many upgrades include fresh new paint, quartz countertops added in the bathrooms with updated fixtures, new high efficiency furnace and humidifier, new A/C unit, triple pane windows redone on the east and west side of the house along with blackout and UV blinds, new attic insulation and solar powered air vents, new outdoor lighting, new steel garage door and for your convenience you will find the garage wired for your EV and 220v. Tucked in a quiet established neighborhood with walking distance to schools, bike and walking paths and all amenities of shopping and restaurants along with WinSport and Canda Olympic Park. This home delivers unbeatable comfort, style, and modern convenience. All that's left to do is move in and make it yours! Book your private showing today — this one won't last!