



GRASSROOTS
REALTY GROUP

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**98 Cougarstone Close SW
Calgary, Alberta**

MLS # A2292774



\$779,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, In Garage Electric Vehicle Charging Station		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Recessed Lighting		

Inclusions: Solar Panels, EV Charger

*** OPEN HOUSE SUNDAY. MAY 10 AT 11:00AM-1:00PM*** Welcome to this impeccably maintained family home in the highly desirable community of Cougar Ridge, offering over 2,013 sqft of thoughtfully crafted living space and a functional layout tailored for modern living. From the moment you enter, you're welcomed by a bright, airy foyer with soaring ceilings that flow seamlessly into the open-concept main floor, featuring a spacious living room anchored by a cozy gas fireplace, an inviting dining area, and a beautifully appointed kitchen complete with granite countertops, a central island with breakfast bar, abundant cabinetry, stainless steel appliances, tile backsplash, garburator, a convenient corner pantry for optimal storage, and a 2pc powder room. Extensive updates throughout include freshly painted walls and baseboards, professional cleaning, and freshly cleaned carpets, delivering a true move-in-ready experience. Upstairs offers three generously sized bedrooms, including a spacious primary retreat overlooking the backyard, complete with a large walk-in closet and a spa-inspired ensuite featuring a relaxing soaker tub and separate shower. The additional bedrooms are well-proportioned with ample closet space—perfect for family, guests, or a home office—and share a stylish 4-piece bathroom designed for comfort and functionality. The unfinished basement presents endless potential for future development. Additional highlights include central A/C, solar panels, an EV charger in the garage, a new water heater, updated appliances, central vacuum, water softener, two garage door openers, and window coverings, all within a meticulously cared-for, no-smoking home. The landscaped, north-facing backyard with a spacious patio is ideal for entertaining or relaxing, while the prime location offers close proximity to parks,

pathways, top-rated schools, shopping, and major routes—an exceptional opportunity to own in one of Calgary’s premier westside communities.