



GRASSROOTS

REALTY GROUP

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**163 Cougarstone Court SW
Calgary, Alberta**

MLS # A2298649



\$799,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Backyard Shed

Immaculate Upgraded Home in the Prestigious Community of Cougar Ridge. Welcome to this turn-key, meticulously maintained 2-storey family home nestled in the highly sought-after community of Cougar Ridge. Exuding elegance and comfort, this 3-bedroom, 2.5-bathroom residence is the epitome of modern family living—boasting exceptional upgrades and an unbeatable location just steps from WinSport/C.O.P, scenic trails, parks, and top-rated schools. As you step inside, you’re greeted by a bright and airy open-concept layout, enhanced by soaring 9ft ceilings and stunning white oak engineered hardwood flooring that flows seamlessly throughout the main level. The upgraded knock-down textured ceiling, along with all new baseboards, casing, and carpeting throughout, further elevate the home’s refined aesthetic. Perfect for entertaining, the formal dining room is conveniently located at the front of the home, while the heart of the home lies in the spacious living room featuring a dramatic floor-to-ceiling brick fireplace. The gourmet kitchen is a chef’s dream, complete with stainless steel appliance package, upgraded granite countertops, and a generous nook that leads to your private outdoor oasis. Enjoy summer evenings on the expansive, upgraded deck—ideal for relaxing or hosting guests. Thoughtfully designed, the main floor also includes a stylish half-bathroom and a functional mudroom with direct access to the front-attached garage. Upstairs, a cozy bonus room—currently used as a fourth bedroom—adds valuable flexible space for your family’s needs. The luxurious primary retreat offers a spacious walk-in closet and a private ensuite with a walk-in shower. Two additional generously sized bedrooms and a well-appointed 3-piece bathroom complete the upper level. The basement remains

undeveloped, providing endless possibilities for customization to suit your lifestyle. With recent roof shingles replaced and an array of thoughtful upgrades throughout, this exceptional home is move-in ready.