



GRASSROOTS
REALTY GROUP

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6 Cougarstone Crescent SW Calgary, Alberta

MLS # A2312948



\$759,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub		

Inclusions: Refrigerator in basement

Welcome to this beautifully updated 2-storey home offering stylish finishes, a functional layout, and an exceptional location. From the moment you step inside, you are greeted by a stunning open foyer and an inviting open-concept main floor designed for both everyday living and entertaining. Rich hardwood flooring flows throughout the main level, complemented by elegant details and abundant natural light. The modern kitchen is thoughtfully designed with granite countertops, a large central island, upgraded cabinetry, tile backsplash, and a spacious walk-in pantry. The adjoining dining area overlooks the private backyard, creating the perfect space for family gatherings and hosting guests. The cozy living room features a gorgeous gas fireplace with tile surround, adding warmth and character to the space. Upstairs, you will find a spacious bonus room, 3 generously sized bedrooms, and a full bathroom with granite countertops. The primary retreat offers a walk-in closet and a luxurious ensuite complete with a jetted tub and separate shower. The fully finished basement expands your living space with a large recreation room featuring built-in shelving, an additional bathroom, and a dedicated laundry area.

Additional updates include a new roof and a new hot water tank, both replaced in 2022, providing added value and peace of mind. Ideally located close to parks, schools, walking paths, shopping, and Canada Olympic Park, with quick access to downtown and major routes, this exceptional home combines comfort, convenience, and style in one outstanding package.