



**143 Cougarstone Square SW
Calgary, Alberta**

MLS # A2318077



\$849,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, No Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: NA

Welcome to this beautifully maintained and fully developed two-storey home in the highly sought-after community of Cougar Ridge. Perfectly positioned on an exceptional lot, this home faces a park and backs onto a green space with a walking path, offering a rare combination of privacy, views, and outdoor enjoyment. The bright and inviting main floor is designed for both comfortable family living and entertaining. At the heart of the home is the spacious kitchen, featuring a large island with eating bar, a corner pantry, ample cabinetry, and generous counter space. The kitchen flows seamlessly into the breakfast nook, where patio doors lead to the deck overlooking the backyard and green belt beyond. The adjacent living room is highlighted by a vaulted ceiling, a cozy gas fireplace, and large windows that fill the space with natural light while showcasing the beautiful setting. A formal dining room provides additional space for hosting family gatherings and special occasions. Upstairs, boasts a large bonus room, three generous bedrooms, and a well-appointed primary retreat complete with a walk-in closet and ensuite bathroom featuring a large soaker tub and separate walk-in shower. The fully finished basement provides additional living space with a fourth bedroom, full four-piece bathroom, a recreation room, and versatile flex room, ideal for a home office, gym, hobby room, or play area. Additional highlights include a double front attached garage, excellent curb appeal, and a location that is second to none. Enjoy being steps from parks, pathways, schools, shopping and the many amenities of Cougar Ridge and adjacent communities with convenient access to the mountains, and major transportation routes. A rare opportunity to own a move-in-ready family home in an amazing location in the sought-after community of Cougar Ridge.