



GRASSROOTS
REALTY GROUP

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**18 Cougarstone Bay SW
Calgary, Alberta**

MLS # A2318426



\$799,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,308 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Garden, Landscaped, Low Maintenance Landscape, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Shed in the backyard		

Nestled on a premium, low-maintenance pie lot within a quiet Cougar Ridge cul-de-sac, this immaculate 2,307 sq ft two-story residence blends classic architectural charm with a bright, welcoming interior. The journey begins in a grand cathedral foyer, where soaring ceilings establish a sense of scale and openness. Just off the entrance sits a versatile flex room, a sunlit space ideally suited for a home office, a quiet reading retreat, or a formal sitting area. The main level transitions into a beautifully integrated, open-concept living space designed for daily life and effortless entertaining. The inviting living room serves as a central gathering point, anchored by a handsome stone-faced corner gas fireplace that radiates warmth throughout the main floor. This space connects smoothly to a chef-friendly kitchen, thoughtfully equipped with expansive cabinetry, a generous walk-through pantry, and a casual breakfast nook. Positioned adjacent to the formal dining room, the layout ensures that hosting dinner parties or family holiday meals is always a seamless experience. Rounding out the main floor's practical design is a discreet two-piece powder room for guests, alongside a highly functional mudroom and laundry area that makes coming and going organized and simple. The upper level is conceived as a private sanctuary tailored for rest and relaxation. It opens to a massive bonus room with a striking vaulted ceiling and a second gas fireplace, creating an enviable environment for movie nights, a children's play area, or a secondary family room. The primary suite offers a peaceful escape, featuring an expansive walk-in closet and a spa-like five-piece ensuite complete with a deep corner soaking tub and a separate walk-in shower. Two additional bright bedrooms, each offering ample closet storage, share a pristine four-piece main bathroom, ensuring plenty of space and privacy for

family members or overnight visitors. Downstairs, the unfinished basement presents an incredible opportunity for future equity and customization. Standing as a blank canvas, this massive lower level is ready to be transformed into whatever fits your lifestyle, whether that means additional bedrooms, a home theater, or a fitness studio. The outdoor living space is just as impressive as the interior. Step outside onto the rear deck to look over a massive, fully fenced backyard. Because it sits on a sought-after pie lot, the yard offers an abundance of green space paired with low-maintenance landscaping and an easy-to-maintain 5-zone irrigation system, making it a haven for children and pets to play. For parking, the property features a double front-attached garage with a driveway that comfortably accommodates two additional vehicles. Featuring a new furnace (2024) and AC (2025), this exceptional home pairs sophisticated style with functional living near top amenities. Book your Showing Today!