



**15 Cougarstone Court SW  
Calgary, Alberta**

**MLS # A2322177**



**\$769,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,974 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** central vac (as-is), alarm equipment (not activated)

**\*OPEN HOUSE SUNDAY JUNE 21 2pm-4pm\*** Welcome to this beautifully updated and meticulously maintained 2-storey family home, ideally located on a whisper-quiet street in the highly sought-after community of Cougar Ridge. Built by award-winning Morrison Homes, this move-in-ready property offers the perfect blend of comfort, elegance, thoughtful upgrades, and everyday functionality in one of Calgary's premier westside neighborhoods. From the moment you step inside, you are welcomed by a bright, open-concept main floor filled with natural light, enhanced by large windows, high ceilings, and a warm, inviting layout designed for both family living and entertaining. The spacious living room features a cozy gas fireplace, creating an ideal gathering space, while the kitchen and dining area provide plenty of room for hosting family and friends. At the heart of the home is the beautifully upgraded kitchen, complete with stainless steel appliances, including a gas range, quartz countertops, a large island, corner pantry, abundant cabinetry with updated hardware, a stylish backsplash, pantry storage, and a highly functional layout. Whether preparing everyday meals or entertaining guests, this kitchen offers both style and practicality. Upstairs, you will find three generously sized bedrooms and a spacious bonus room, perfect for movie nights or family time. The primary retreat provides a peaceful place to unwind, featuring a walk-in closet and a spa-inspired ensuite with a soaker tub, separate shower, and elegant finishes. The fully finished basement expands the home's living space with a large recreation area ideal for games, fitness, movie nights, a children's play space, or extended family use. A fourth bedroom and full bathroom with laundry offer excellent flexibility for guests, teenagers, or a private lower-level retreat. Outside, enjoy the sunny

south-facing backyard, complete with a large deck, mature trees, shed and a fully fenced private yard—perfect for relaxing, gardening, entertaining, children, and pets. The oversized double attached garage provides ample parking and storage, while central air conditioning ensures year-round comfort. Located close to top-rated schools, parks, playgrounds, pathways, WinSport/C.O.P., West Springs and Aspen Landing amenities, shopping, dining, transit, and major roadways, including the west leg of the Calgary Ring Road, this home offers exceptional convenience with quick access to downtown Calgary and the mountains. Combining pride of ownership, modern updates, a functional family layout, and an unbeatable Cougar Ridge location, this exceptional home is ready for its next chapter. Don't miss the opportunity to make this beautiful property yours—book your private showing today.