



GRASSROOTS
REALTY GROUP

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144 Cougarstone Common SW
Calgary, Alberta

MLS # A2338157



\$825,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,993 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	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:	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions:	N/A
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Welcome to this wonderful 2 storey home featuring a open flow throughout the main level. Beautiful hardwood and tile flooring complement the warm and welcoming interior. The cozy living room is highlighted by a magnificent gas fireplace, creating the perfect space to relax and unwind. The well appointed kitchen offers granite countertops and a large island, lovely maple cabinetry and a convenient walk-in pantry. Built in speakers throughout the main and upper levels add to the home's appeal. The dining area overlooks the fully landscaped, west facing backyard, offering a private outdoor retreat perfect for entertaining or enjoying the evening sun. Upstairs, you'll find a spacious bonus room, a full bathroom, and three generously sized bedrooms. An additional bonus area with vaulted ceilings provides even more flexible living space. The impressive primary bedroom features a large walk in closet and a luxurious ensuite complete with a separate shower and jetted tub. The fully developed basement expands the living space with a large recreation room, full bathroom, and additional bedroom ideal for guests, a home office, or growing family needs. Ideally located close to school, parks, shopping, and Calgary Olympic Park (C.O.P.), with easy access to major roadways including Stoney Trail. This beautiful home offers an exceptional combination of comfort, space, privacy, and convenience.