



GRASSROOTS
REALTY GROUP

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125 Cougarstone Manor SW
Calgary, Alberta

MLS # A2341626



\$899,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Many Trees, No Back		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		
Inclusions:	TV Mount primary bedroom		

There's a comfortable, easy rhythm to this Cougar Ridge home—the kind of place where busy mornings, quiet evenings and weekends with friends all seem to fit naturally. Set on a beautifully treed lot, the home welcomes you with a bright two-storey foyer and a main floor designed for both everyday living and entertaining. The living room feels warm and inviting with rich hardwood flooring, a gas fireplace and custom built-ins, while large windows bring in plenty of natural light. Just off the living area, French doors open to a dedicated main-floor office, giving you a quiet place to work without feeling removed from the rest of the home. The kitchen is spacious and functional with white cabinetry, granite countertops, a large centre island with seating, generous prep space and a walk-in pantry. The adjoining dining area looks out to the backyard and opens directly onto the deck, making summer dinners and weekend barbecues an easy extension of the kitchen. A 2-piece bath and a particularly useful laundry/mudroom with cabinetry, counter space, sink and direct access to the double attached garage complete the main level. Upstairs, the open staircase leads to a large bonus room with oversized windows—an ideal second family room, play space or movie area. The primary bedroom is a true retreat with multiple windows, a walk-in closet and a generous 5-piece ensuite with dual sinks, corner soaker tub and separate shower. Two additional bedrooms and a 4-piece bathroom complete the upper floor. The fully developed basement adds even more flexibility with a large recreation room, custom built-in entertainment cabinetry, space for a home gym, a fourth bedroom, 4-piece bathroom and excellent storage. Whether you need room for teenagers, guests, workouts, hobbies or movie nights, there is space here to make it your own. Outside may become your

favourite part of the home. Mature trees create a wonderfully private, established feel around the fenced backyard, while the large deck and pergola provide an inviting setting for morning coffee, outdoor meals or long summer evenings with friends. With more than 2,150 sq. ft. above grade, four bedrooms including the basement, 3.5 bathrooms, a main-floor office, upper bonus room, finished basement and double attached garage, this is a home with room to grow without sacrificing the spaces that make daily life comfortable. Cougar Ridge is a well-established west Calgary community with parks, transit and convenient access to Old Banff Coach Road, nearby west-side amenities and the recreation opportunities around Canada Olympic Park. A warm, functional family home with a beautiful backyard and the kind of layout that simply works.