

# \$1,195,000 - 31 Cougarstone Point Sw, Calgary

MLS® #A2250042

**\$1,195,000**

5 Bedroom, 4.00 Bathroom, 2,902 sqft

Residential on 0.21 Acres

Cougar Ridge, Calgary, Alberta

WALKOUT BASEMENT | OVER 4,000 SQ FT DEVELOPED | TRIPLE GARAGE | BACKING ONTO POND, PATHS & TREES | CITY VIEWS | PIE-SHAPED LOT | 5 BEDROOMS + BONUS ROOM

Welcome to this exceptional fully finished 2-storey walkout home, ideally situated on a quiet cul-de-sac and backing onto a picturesque pond, scenic walking paths, and mature trees – with breathtaking city views and no neighbors behind!

Offering over 4,000 sq ft of developed living space, this home is perfect for a growing family.

Main Floor Highlights: Welcoming foyer and formal dining room, which can also be used as a main floor office.

Gourmet kitchen with custom cabinetry, granite countertops, raised eating bar, stainless steel appliances, and a spacious walk-through pantry

Cozy living room with a stunning 3-sided fireplace

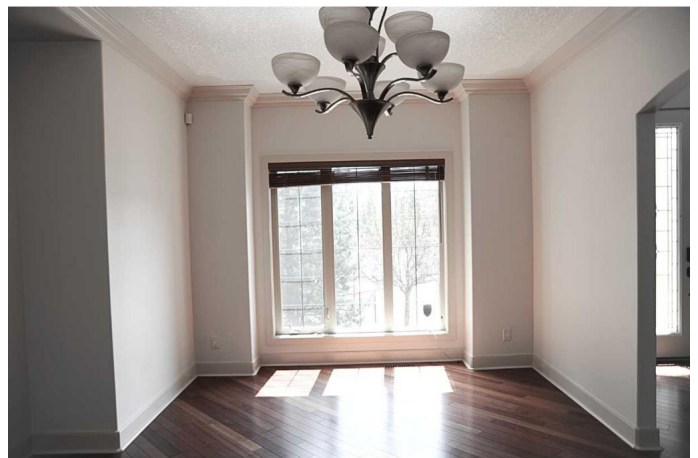
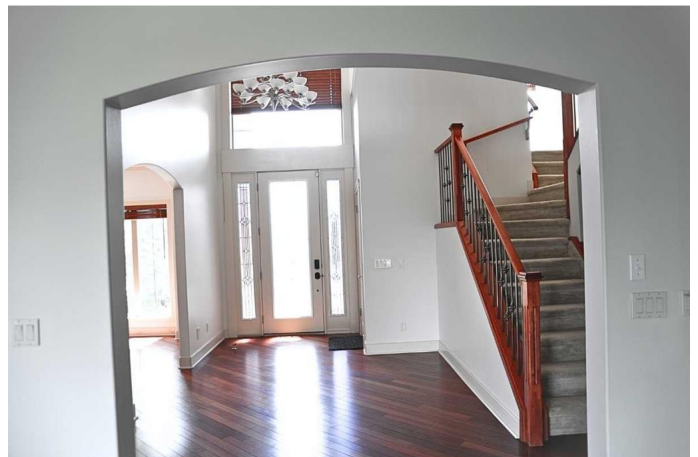
Oversized mudroom with built-in lockers, laundry area with countertop, sink, cabinetry, and direct access to pantry.

Newer hardwood floors and new carpet throughout many areas

Upper Level:

3 spacious bedrooms plus an incredible bonus room – all with central A/C

Primary suite features hardwood floors, a generous walk-in closet, and a spa-like ensuite



with a jacuzzi tub and separate shower.  
Walkout Basement:  
In-floor heating throughout  
Open and bright family room with built-in media center and second fireplace  
2 additional large bedrooms and a full bath  
Walk out to the covered lower patio – perfect for a future hot tub or private retreat  
Outdoor Oasis: Beautifully landscaped pie-shaped lot  
Mature trees, fire pit, and lots of space for kids to play or host BBQs  
No neighbors behind or to the East, offering exceptional privacy  
Additional Features:  
Triple garage  
Air conditioning  
Quiet, family-friendly cul-de-sac location  
Steps to walking paths and natural green space  
This home truly has it all – space, functionality, luxury, and a prime location with unbeatable views. Don't miss this rare opportunity!

Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250042    |
| Price          | \$1,195,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,902       |
| Acres          | 0.21        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 31 Cougarstone Point Sw |
| Subdivision | Cougar Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 4Z3                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Double Vanity, Pantry, Recessed Lighting, Soaking Tub |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Induction Cooktop                                       |
| Heating           | Forced Air, Natural Gas, In Floor                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                                                                                |
| Fireplaces        | Gas, Mantle, Double Sided, Stone                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                         |

## Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                  |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Environmental Reserve, Private, Treed, Views |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Stucco, Wood Frame, Stone                                                                              |
| Foundation        | Poured Concrete                                                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 19                |

Zoning                      R-G

**Listing Details**

Listing Office              RE/MAX Realty Professionals

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