

# \$825,000 - 4 Cougarstone Common Sw, Calgary

MLS® #A2254661

**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,847 sqft

Residential on 0.12 Acres

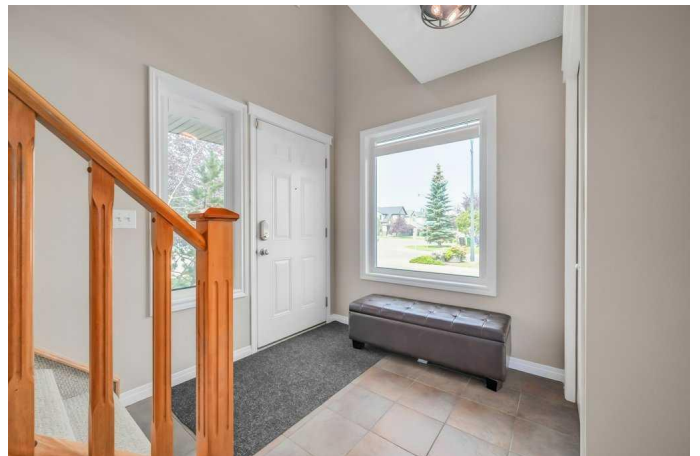
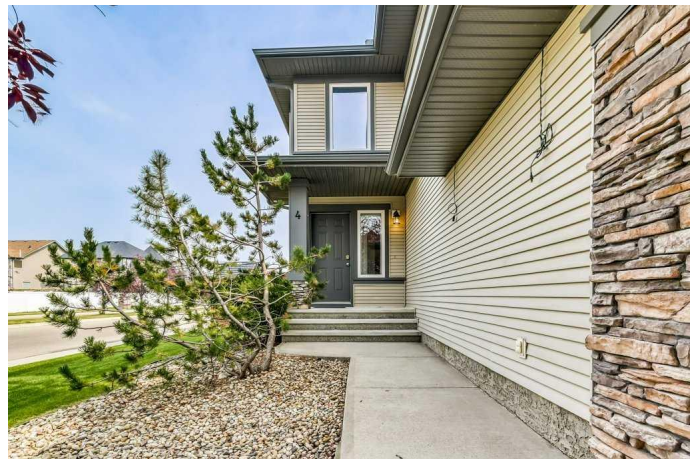
Cougar Ridge, Calgary, Alberta

Welcome to this immaculate, oversized corner property located in the vibrant and family-friendly community of Cougar Ridge SW. Situated on a quiet, low-traffic street with friendly neighbors, this well-loved home offers 2,570 sq.ft. of thoughtfully designed living space and is packed with modern upgrades and features that make it truly exceptional. Step inside to discover a bright and open layout, perfect for entertaining and everyday living. The spacious kitchen boasts granite countertops, rich maple cabinetry, a large island, and a convenient walkthrough pantry. The adjoining living and dining areas overlook the beautifully landscaped backyard, creating the perfect space for gatherings.

Enjoy comfort year-round with central air conditioning and newly installed European-style Turn & Tilt triple-pane windows (2024), offering excellent energy efficiency and sound insulation.

The upper level features a west-facing vaulted bonus room, three generously sized bedrooms, a large hallway linen closet, and a luxurious primary suite complete with a walk-in closet (custom built-ins added in 2022) and a renovated ensuite (2015) featuring a soaker tub, separate shower, and dual vanity with granite countertops.

The fully finished basement adds even more functional living space, with a large recreation/media room, custom built-in cabinetry (2021), a wet bar, full bathroom, and a spacious fourth bedroom – perfect for



guests or extended family.

Additional highlights include:

- â€¢ Beautiful landscaped and fully fenced backyard with concrete patio and wide side gate â€” ample space for an RV or trailer
  - â€¢ Heated double garage with epoxy floor and slat wall storage system (2023)
  - â€¢ Main floor laundry room with custom cabinetry (2021)
  - â€¢ Main floor bathroom updated with quartz counters, custom maple vanity, and modern basin
  - â€¢ Built-in speakers and pot lights throughout main floor and basement
  - â€¢ New roof, hot water tank, and humidifier (2022)
  - â€¢ Fresh paint throughout main and upper levels
  - â€¢ Pet-free, meticulously maintained home
- Located minutes from Winsport (C.O.P), the Paskapoo Trail system, top-rated schools, and upscale shopping/dining at West 85th, with quick access to Stoney and Bow Trail â€” this is the ideal home for families seeking style, space, and convenience.
- Donâ€™t miss your chance to own this beautiful, move-in ready home in one of Calgaryâ€™s most desirable neighborhoods!

Built in 2005

## Essential Information

MLS® #	A2254661
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,847

Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4 Cougarstone Common Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5A3

### Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, See Remarks
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Natural Gas, Standard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Storage
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Zoning	R-G
HOA Fees	118
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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