



## 22 Cougarstone Terrace Calgary Alberta

\$849,000

Gems like this do not come up often! Take advantage of an incredible opportunity to own this fantastic 6-bedroom, 4000+ sq. ft. developed space family home, arguably sitting on one of the best lots in Cougar Ridge! Located ideally on a quiet street only meters from the K-9 Waldorf School, backing green space and walking-trails with COP, pond, and a tot park just down the pathways. You will enjoy an expansive fully fenced backyard overlooking stunning walking paths and mature trees. This property has incredible windows to showcase these views, and a 200 sq. ft. rear patio overlooking your west-facing backyard oasis. The home itself has one of the most versatile & functional layouts available with open concept kitchen/breakfast nook/living room, a separate main floor office, formal dining room or den, a functional mud room/laundry area off the garage, and a half bath. Upstairs you'll enjoy the coveted 4-bedroom floorplan, with large family/bonus room, and a gorgeous primary suite with west facing sitting area, walk-in closet, and ensuite bath. There is a myriad of multi-use spaces on all 3 levels of this beautiful home. Downstairs you will find two more bedrooms with full connecting bath, a large recreation space, and a rare separate lower-level entrance. You need to physically view this home to appreciate the size and flow! Additional features include a covered front patio, oversized garage with built-in mezzanine shelving, backyard fire pit and hot tub, two furnaces, heated bathroom flooring, 9' ceilings in basement, wired for sound, and custom built-in desk and shelving in the office. This is absolutely an unparalleled location, especially for the outdoor enthusiast, with everything a family needs, multiple options for schools, fantastic infrastructure and community amenities, shopping, transit, and great access and proximity to everything. You'll want to jump ...

4pc Bathroom 5.83 Ft x 12.58 Ft

Bedroom 13.92 Ft x 10.42 Ft

Bedroom 13.83 Ft x 10.08 Ft

Other 8.83 Ft x 7.50 Ft

Recreational, Games room 17.58 Ft x 24.00 Ft

Storage 15.33 Ft x 10.83 Ft

Foyer 12.17 Ft x 11.67 Ft

Kitchen 18.67 Ft x 12.83 Ft

Laundry room 8.42 Ft x 10.50 Ft

Dining room 15.58 Ft x 14.00 Ft

Office 10.75 Ft x 9.92 Ft

5pc Bathroom 14.08 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE SOLUTIONS

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd., Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Furnace 7.92 Ft x 12.58 Ft

2pc Bathroom 5.83 Ft x 4.42 Ft

Breakfast 9.83 Ft x 8.00 Ft

Family room 16.33 Ft x 17.92 Ft

4pc Bathroom 9.75 Ft x 4.83 Ft

Bedroom 13.25 Ft x 10.17 Ft

Bedroom 10.75 Ft x 12.83 Ft