



115 Cougarstone Court Calgary Alberta

\$849,900

A perfect blend of privacy, space, and comfort awaits in this beautifully maintained front double attached garage home in the heart of Cougar Ridge. Situated on a quiet street and backing directly onto South-West scenic green space with no neighbours behind, this property offers over 2,500 SQFT. of well-designed living space across three developed levels. The main floor features a bright, open layout with a vaulted-ceiling living room that fills with natural light from large southwest-facing windows. The spacious kitchen is equipped with stainless steel appliances including a premium MIELE gas stove with MIELE Combi-Steam Oven, granite countertops, a central island, an ultraquiet MIELE Dishwasher and a walk-in corner pantry. A welcoming dining area opens to the sunny south-facing backyard with a composite deck and peaceful green space views. A spacious main floor den or flex room provides an ideal space for a home office, quiet retreat or a formal dining room. This level is complete with a convenient half bathroom and a separate laundry room equipped with quality washer and dryer. Upstairs, the layout is thoughtfully designed with the huge bonus room on one side, perfect for a second living area or media space. On the other side, three spacious bedrooms are complemented by two full bathrooms, including the primary bedroom retreat featuring a walk-in closet and a 4-piece ensuite with a separate shower and relaxing Jacuzzi tub. The developed basement expands the living space with a large recreation area, fourth bedroom, full bathroom, and ample storage. Additional features include electric-controlled blinds on major windows, a Kinetico water softener system, a south-facing backyard with no rear neighbours and direct access to walking paths, and a double attached garage with work bench and plenty of storage cabinets. Conveniently located close to schools, parks, shopping, ...

Recreational, Games room 18.08 Ft x 27.00 Ft
Bedroom 9.25 Ft x 14.92 Ft
3pc Bathroom 5.42 Ft x 8.42 Ft
Recreational, Games room 11.83 Ft x 9.92 Ft
2pc Bathroom 4.67 Ft x 4.67 Ft
Den 11.58 Ft x 9.75 Ft

Dining room 11.42 Ft x 12.00 Ft
Laundry room 7.00 Ft x 8.42 Ft
Family room 17.92 Ft x 15.50 Ft
Bedroom 10.75 Ft x 10.92 Ft
Bedroom 10.67 Ft x 10.92 Ft
4pc Bathroom 4.92 Ft x 9.08 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://www.saipatel.ca/>



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Living room 13.50 Ft x 17.42 Ft

Kitchen 14.92 Ft x 12.00 Ft

Primary Bedroom 11.42 Ft x 17.58 Ft

4pc Bathroom 11.42 Ft x 9.00 Ft