



35 Cougarstone Landing Calgary Alberta

\$810,000

Cougarstone Landing SW - an ideal family home offering over 2,100 sq ft above grade and nestled on a quiet street in the desirable community of Cougar Ridge! This two-storey residence features four generously sized bedrooms, 2.5 bathrooms, and a spacious unfinished basement with over 1,000 sq ft of potential for future development. Step inside to a bright and welcoming foyer (7'1" x 9'11") that flows into the formal living room (11'10" x 16') and dining room (10'11" x 10'1"), perfect for entertaining. The main floor office (12'2" x 9'11") offers a quiet workspace or homework zone. At the heart of the home, you'll find a beautifully laid-out kitchen (14'10" x 13'11") with a central island and walk-through pantry, seamlessly connecting to the spacious family room (14'2" x 17'10")--a welcoming space for gathering and everyday living. Upstairs, the primary suite (15'1" x 13'9") is a true retreat with a walk-in closet (5'2" x 9'10") and a private 4-piece ensuite (8'1" x 11'11"). Three additional bedrooms--each generously sized--share a full bathroom and offer room for children, guests, or hobbies. The unfinished basement (28'1" x 46'7") provides over 1,000 sq ft of customizable space to suit your future needs. Set on a pie-shaped lot, the backyard is ideal for play, relaxation, and outdoor entertaining. With 2,118 sq ft of interior above-grade living space, this home combines functionality and comfort in a fantastic location. Close to top-rated schools, walking paths, parks, Winsport, and with easy access to downtown or the mountains, this is a rare opportunity to own a move-in-ready home in one of Calgary's most sought-after westside communities. Book your showing today! (id:6769)

4pc Bathroom 9.08 Ft x 10.08 Ft
 4pc Bathroom 8.08 Ft x 11.92 Ft
 Bedroom 10.75 Ft x 10.58 Ft
 Bedroom 10.75 Ft x 13.92 Ft
 Bedroom 10.50 Ft x 13.58 Ft
 Primary Bedroom 15.08 Ft x 13.75 Ft
 Other 5.17 Ft x 9.83 Ft

2pc Bathroom 5.17 Ft x 4.42 Ft
 Dining room 10.92 Ft x 10.08 Ft
 Family room 14.17 Ft x 17.83 Ft
 Foyer 7.08 Ft x 9.92 Ft
 Kitchen 14.83 Ft x 13.92 Ft
 Office 11.83 Ft x 16.00 Ft
 Living room 11.83 Ft x 16.00 Ft

Listing Presented By:



Originally Listed by:
 RE/MAX Landan Real Estate



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