



226 Cougarstone Gardens Calgary Alberta

\$820,000

Public Open House: Saturday & Sunday, March 7-8 | 2:00-4:00 PM. Welcome to this beautiful family home tucked away on a quiet cul-de-sac in sought-after Cougar Ridge, perfectly positioned backing onto a playground and steps from walking paths. Built by Morrison Homes, this fully finished two-storey offers 4 bedrooms, 3.5 bathrooms, and an exceptional layout designed for comfortable family living. The bright and inviting main floor features an open-concept design with a spacious great room filled with natural light, an elegant dining area with soaring 10-foot ceilings, and a private home office with frosted French doors. The maple kitchen is both stylish and functional, complete with stainless steel appliances, a large island, walk-in pantry, Bosch dishwasher, and KitchenAid double-oven stove--perfect for everyday living and entertaining. Upstairs you'll find three generous bedrooms including a relaxing primary retreat with walk-in closet and spa-inspired ensuite featuring a jetted tub, double vanities, and separate shower. The impressive bonus room above the garage showcases vaulted ceilings, a cozy gas fireplace, and sunny southwest-facing windows. The fully finished lower level expands your living space with a fourth bedroom, full bathroom, and a spacious recreation room ideal for family movie nights or a kids' play area. Step outside to the private pie-shaped backyard, fully fenced and complete with a large deck, gas BBQ line, and storage shed/playhouse--perfect for summer gatherings. This exceptional location is just minutes from top-rated schools including Calgary Waldorf School and Calgary French & International School, as well as Canada Olympic Park. With quick access to shopping along 85 Street, Bow Trail, Old Banff Coach Road, Stoney Trail, Westside Recreation Centre, the LRT, West Hills Shopping Centre, and downtown, this home offers the perfect blend of lifest...

4pc Bathroom 7.58 Ft x 4.92 Ft
 Recreational, Games room 8.75 Ft x 8.00 Ft
 Bedroom 14.00 Ft x 13.08 Ft
 3pc Bathroom 7.50 Ft x 8.42 Ft
 Storage 9.50 Ft x 19.00 Ft
 Office 10.67 Ft x 10.92 Ft

Living room 16.75 Ft x 14.42 Ft
 Laundry room 5.25 Ft x 5.92 Ft
 2pc Bathroom 5.92 Ft x 4.83 Ft
 Bonus Room 18.00 Ft x 20.58 Ft
 Primary Bedroom 11.92 Ft x 14.58 Ft
 5pc Bathroom 8.00 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

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RE/MAX Realty Professionals

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Kitchen 13.42 Ft x 11.17 Ft

Dining room 9.92 Ft x 9.67 Ft

Bedroom 11.08 Ft x 11.08 Ft

Bedroom 11.17 Ft x 9.92 Ft