



# 83 Cougarstone Way Calgary Alberta

\$750,000

Wonderful family home in desirable Cougar Ridge, tucked away on a quiet cul-de-sac with a huge pie-shaped backyard and sunny southeast exposure -- a rare find! Offering over 2,400 sq ft of living space, this 4-bedroom, 3 1/2-bath home features , newer Stove & Dishwasher, (2025) , Refrigerator (2023,) central A/C for those hot summer days. The bright main floor boasts an open-concept design with a spacious Great Room and fireplace flowing seamlessly into the kitchen and sunny dining area. The kitchen offers abundant cabinetry, a corner pantry, and a centre island with raised eating bar -- the perfect hub for family life. Upstairs you'll find a generous bonus room and well-sized bedrooms, including a primary suite with large walk-in closet, separate shower, and relaxing soaker tub. The fully finished basement adds even more space with a family room featuring a wet bar and fireplace, 4th bedroom, and 4-piece bath. The oversized backyard offers incredible room for kids, pets, gardening, and entertaining, complete with a spacious deck and garden boxes. A fantastic home for the active family! \*Price reduction reflects that the hardwood floors could benefit from refinishing. (id:6769)

Recreational, Games room 19.50 Ft x 17.42 Ft  
Bedroom 12.25 Ft x 9.75 Ft  
4pc Bathroom 8.08 Ft x 5.67 Ft  
Furnace 10.83 Ft x 8.08 Ft  
Living room 16.00 Ft x 12.08 Ft  
Dining room 12.92 Ft x 9.25 Ft  
Kitchen 12.92 Ft x 10.92 Ft  
2pc Bathroom 4.83 Ft x 4.83 Ft

Laundry room 8.42 Ft x 5.92 Ft  
Bonus Room 18.58 Ft x 14.58 Ft  
Primary Bedroom 13.83 Ft x 11.75 Ft  
4pc Bathroom 10.67 Ft x 9.50 Ft  
Bedroom 10.25 Ft x 9.83 Ft  
Bedroom 11.33 Ft x 8.83 Ft  
4pc Bathroom 7.50 Ft x 5.58 Ft

Listing Presented By:



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