

\$825,000 - 4 Cougarstone Common Sw, Calgary

MLS® #A2254661

\$825,000

4 Bedroom, 4.00 Bathroom, 1,847 sqft

Residential on 0.12 Acres

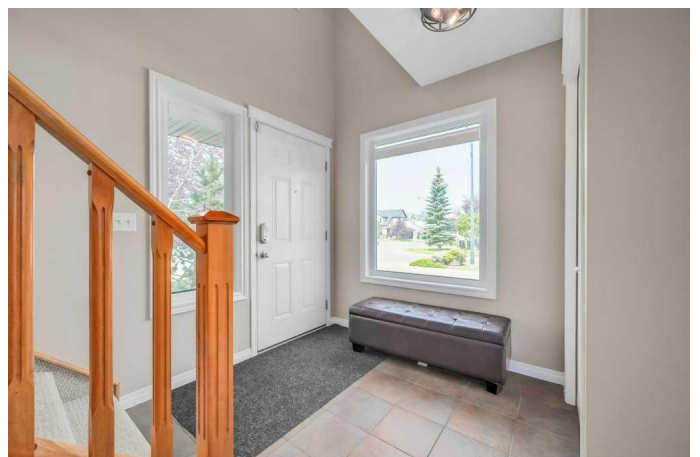
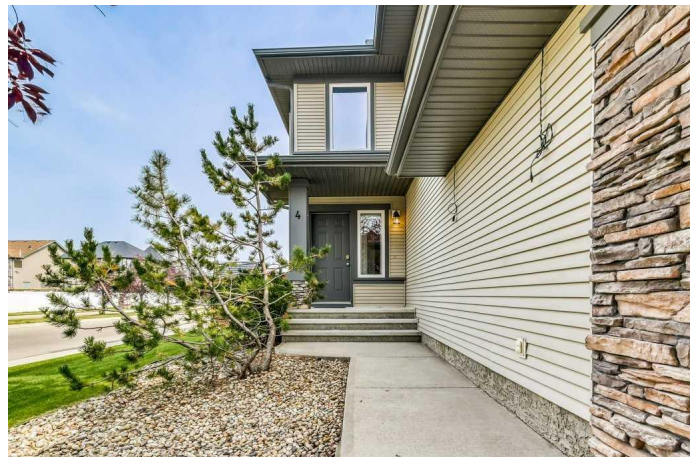
Cougar Ridge, Calgary, Alberta

Welcome to this immaculate, oversized corner property located in the vibrant and family-friendly community of Cougar Ridge SW. Situated on a quiet, low-traffic street with friendly neighbors, this well-loved home offers 2,570 sq.ft. of thoughtfully designed living space and is packed with modern upgrades and features that make it truly exceptional. Step inside to discover a bright and open layout, perfect for entertaining and everyday living. The spacious kitchen boasts granite countertops, rich maple cabinetry, a large island, and a convenient walkthrough pantry. The adjoining living and dining areas overlook the beautifully landscaped backyard, creating the perfect space for gatherings.

Enjoy comfort year-round with central air conditioning and newly installed European-style Turn & Tilt triple-pane windows (2024), offering excellent energy efficiency and sound insulation.

The upper level features a west-facing vaulted bonus room, three generously sized bedrooms, a large hallway linen closet, and a luxurious primary suite complete with a walk-in closet (custom built-ins added in 2022) and a renovated ensuite (2015) featuring a soaker tub, separate shower, and dual vanity with granite countertops.

The fully finished basement adds even more functional living space, with a large recreation/media room, custom built-in cabinetry (2021), a wet bar, full bathroom, and a spacious fourth bedroom – perfect for



guests or extended family.

Additional highlights include:

• Beautiful landscaped and fully fenced backyard with concrete patio and wide side gate • ample space for an RV or trailer

• Heated double garage with epoxy floor and slat wall storage system (2023)

• Main floor laundry room with custom cabinetry (2021)

• Main floor bathroom updated with quartz counters, custom maple vanity, and modern basin

• Built-in speakers and pot lights throughout main floor and basement

• New roof, hot water tank, and humidifier (2022)

• Fresh paint throughout main and upper levels

• Pet-free, meticulously maintained home

Located minutes from Winsport (C.O.P), the Paskapoo Trail system, top-rated schools, and upscale shopping/dining at West 85th, with quick access to Stoney and Bow Trail • this is the ideal home for families seeking style, space, and convenience.

Don't miss your chance to own this beautiful, move-in ready home in one of Calgary's most desirable neighborhoods!

Built in 2005

Essential Information

MLS® #	A2254661
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,847

Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4 Cougarstone Common Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5A3

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, See Remarks
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Natural Gas, Standard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Storage
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	118
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.