

# \$839,900 - 64 Cougarstone Square Sw, Calgary

MLS® #A2262348

**\$839,900**

4 Bedroom, 4.00 Bathroom, 2,179 sqft

Residential on 0.12 Acres

Cougar Ridge, Calgary, Alberta

Beautiful 4-Bedroom Home in the Sought-After Community of Cougar Ridge!

Move-in-ready and fully finished, this upgraded home offers 4 bedrooms, 3.5 bathrooms, and central A/C, perfectly located on a quiet street with no rear neighbors for added privacy.

The bright, open main floor features a welcoming living room with a cozy corner fireplace and a functional kitchen with plenty of cabinetry, great flow, and easy access to the backyard. Step through the patio doors to a large deck—ideal for BBQs and entertaining. Upstairs, the spacious primary suite includes a 5-piece ensuite with double sinks and a corner soaker tub. Two additional bedrooms, a sun-filled bonus room, and convenient upper-level laundry complete this level.

The fully finished basement offers a fourth bedroom, full bathroom, and flexible space for a home gym or recreation area. Outside, the private backyard provides lots of room for kids and pets to play.

Located minutes from top-rated schools, parks, shopping, restaurants, and major routes—this home combines comfort, style, and a fantastic location. New Paint 2025, Bathroom Renovations 2025

Built in 2003

## Essential Information

MLS® # A2262348

Price \$839,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,179       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 64 Cougarstone Square Sw |
| Subdivision | Cougar Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H5J4                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Pantry, Quartz Counters, Storage, Walk-In Closet(s)                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                                        |
| Cooling           | Full                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Full                                                                                              |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard, Rain Gutters                                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Concrete, Vinyl Siding                                                                                              |
| Foundation        | Poured Concrete                                                                                                     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 15                 |
| Zoning         | R-G                |
| HOA Fees       | 119                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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