

## 54 Cougarstone Mews SW Calgary, Alberta

**MLS # A2253052**



# \$774,900

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cougar Ridge                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,688 sq.ft.                                                            | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot |               |                   |

|                    |                                                                                                                                                        |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, In Floor, Fireplace(s)                                                                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate                                                                                                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                    |                   |     |

Tucked away on a quiet cul-de-sac in Cougar Ridge, just steps from the Calgary Waldorf School, this beautifully updated and carefully maintained home is truly move-in ready and offers both comfort and function in one of West Calgary's most desirable communities. The main floor welcomes you with a spacious front foyer that leads into a bright and open-concept living area. An inviting gas fireplace anchors the living room, while large west-facing windows fill the space with natural light. The dining area is generous in size, perfect for hosting family gatherings. The kitchen is complete with quartz countertops and island, stainless steel appliances, abundant cupboard and counter space, and a large pantry. Sliding glass doors off the breakfast nook lead to the oversized back deck and lovely private backyard. Gleaming hardwood floors, stylish lighting, and a chic powder room with custom wood accents complete this level. Upstairs, you'll find three well-appointed bedrooms. The primary suite is a true retreat, offering a walk-in closet and a spa-inspired five piece ensuite with quartz countertops, a soaker tub, dual sinks, and a glass and tile shower. Two additional bedrooms, a fully renovated 4pc main bathroom, and a large laundry room complete the upper level. The fully developed basement adds even more living space, featuring cozy in-floor heating, a four piece bathroom, and a versatile open area that can easily serve as a fourth bedroom, home gym, theatre, hobby room, or recreation area. Outside, enjoy the west-facing backyard designed for both relaxation and entertaining, complete with a spacious deck, raised garden beds, wood privacy panels, and plenty of room for extras such as a trampoline or hot tub. With parks, pathways, shops, restaurants, public transit, and some of Calgary's top-rated schools all nearby, this home combines

an unbeatable location with everyday convenience. Don't miss your chance to make it yours—schedule your private viewing today.