

176 Cougarstone Court SW  
Calgary, Alberta

MLS # A2223230



**\$839,900**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,010 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Garden, Landscaped, Lawn, Level, Private, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** All shelving in garage & basement included. Most furniture are negotiable after a firm sale.

Welcome to 176 Cougarstone Court SW, a beautifully crafted 2-storey home by award-winning Morrison Homes, located in the highly sought-after community of Cougar Ridge. This 3-bedroom, 2.5 bathroom residence offers a perfect blend of comfort and elegance, featuring a bright main floor with abundant windows that flood the space with natural light, rich hardwood flooring, and a cozy gas fireplace. The main floor also includes a convenient laundry room, adding everyday practicality to its thoughtful layout. The gourmet kitchen is equipped with birch cabinetry, a large pantry, and a raised granite island—ideal for entertaining. Upstairs, you'll find a spacious bright bonus family room and three generously sized bedrooms, including a primary suite with a walk-in closet and a luxurious 4 piece ensuite with a jetted tub. Additional highlights include an attached double garage with built-in storage shelving, an oversized hot water tank, air conditioning, and a sunny south-facing backyard—perfect for relaxing or gardening. The insulated, unfinished basement is ready for your custom design. Cougar Ridge is known for its family-friendly atmosphere, abundant green spaces like Cougarstone Park, and close-knit community vibe. The area is served by excellent schools such as West Ridge School, St. Joan of Arc School, and nearby private institutions like Calgary French & International School and Calgary Waldorf School. Residents also enjoy convenient access to shopping and dining at West Springs Village and Aspen Landing, as well as an easy commute to downtown Calgary.