

**195 Cougarstone Court SW**  
**Calgary, Alberta**

**MLS # A2224191**



**\$914,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Cougar Ridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,291 sq.ft.   | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Low Maintenance Landscape, See Remarks |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Electric, Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <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>   | Built-in Features, Closet Organizers, Quartz Counters, Sauna, Steam Room, Walk-In Closet(s) |                   |     |

**Inclusions:** Negotiable items- Furniture (Indoor couches, Desk, Deck seating) BBQ, Gym Equipment, Outdoor play center.

Click brochure link for more details. Welcome to this elegant detached home located in the desirable neighborhood of Cougar Ridge. This property offers a perfect blend of modern amenities (Air Conditioning) and classic charm, making it an ideal choice for families and professionals alike. Key Features: Spacious Living Area: The open-concept living room features large windows that flood the space with natural light, creating a warm and inviting atmosphere. Gourmet Kitchen: Equipped with stainless steel appliances, quartz countertops, and ample storage space, the kitchen is perfect for both everyday cooking and entertaining. Master Bedroom: The master bedroom includes a walk-in closet and an ensuite bathroom with a soaking tub and separate shower. Outdoor Space: Enjoy the beautifully landscaped backyard, complete with a large patio area for outdoor dining and relaxation. Finished Basement: The fully finished basement offers an additional bedroom and full bathroom (with a steam room and sauna), in addition to a living space perfect for a home office, gym, or entertainment room. Garage: Attached two-car garage with additional storage space.