

## 98 Cougarstone Close SW Calgary, Alberta

MLS # A2292774



# \$779,000

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,013 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, In Garage Electric Vehicle Charging Station		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Recessed Lighting		

**Inclusions:** Solar Panels, EV Charger

\*\*\* OPEN HOUSE SUNDAY. MAY 10 AT 11:00AM-1:00PM\*\*\* Welcome to this impeccably maintained family home in the highly desirable community of Cougar Ridge, offering over 2,013 sqft of thoughtfully crafted living space and a functional layout tailored for modern living. From the moment you enter, you're welcomed by a bright, airy foyer with soaring ceilings that flow seamlessly into the open-concept main floor, featuring a spacious living room anchored by a cozy gas fireplace, an inviting dining area, and a beautifully appointed kitchen complete with granite countertops, a central island with breakfast bar, abundant cabinetry, stainless steel appliances, tile backsplash, garburator, a convenient corner pantry for optimal storage, and a 2pc powder room. Extensive updates throughout include freshly painted walls and baseboards, professional cleaning, and freshly cleaned carpets, delivering a true move-in-ready experience. Upstairs offers three generously sized bedrooms, including a spacious primary retreat overlooking the backyard, complete with a large walk-in closet and a spa-inspired ensuite featuring a relaxing soaker tub and separate shower. The additional bedrooms are well-proportioned with ample closet space—perfect for family, guests, or a home office—and share a stylish 4-piece bathroom designed for comfort and functionality. The unfinished basement presents endless potential for future development. Additional highlights include central A/C, solar panels, an EV charger in the garage, a new water heater, updated appliances, central vacuum, water softener, two garage door openers, and window coverings, all within a meticulously cared-for, no-smoking home. The landscaped, north-facing backyard with a spacious patio is ideal for entertaining or relaxing, while the prime location offers close proximity to parks,

pathways, top-rated schools, shopping, and major routes&mdash;an exceptional opportunity to own in one of Calgary&rsquo;s premier westside communities.