

# \$739,900 - 31 Cougarstone Common Sw, Calgary

MLS® #A2229574

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,820 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

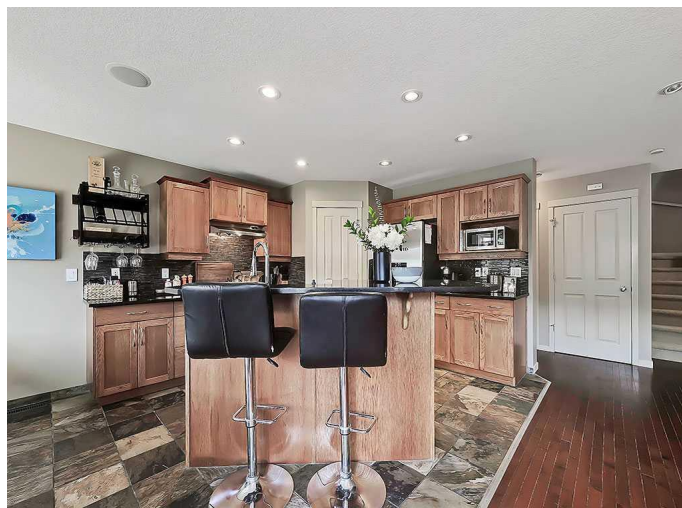
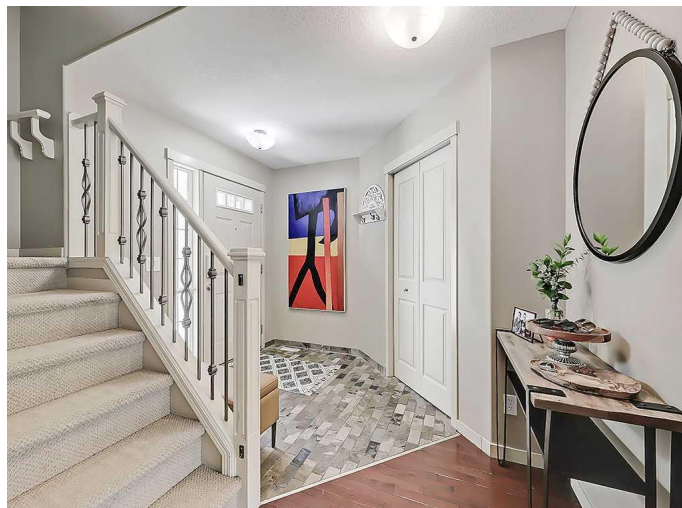
Welcome to this beautifully cared-for home located on a quiet street in the sought-after community of Cougar Ridge. Offering over 2,400 sq ft of fully finished living space (1,820 sq ft above grade), this home is the perfect blend of comfort, functionality, and style. The main floor features a bright and open layout with a spacious living room, cozy fireplace, and a well-appointed kitchen with ample cabinetry and dining space—ideal for entertaining. Enjoy the convenience of main floor laundry and a 2-piece powder room for guests. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a luxurious 4-piece ensuite and a massive walk-in closet. Upstairs is completed by a stunning bonus room that features a vaulted ceiling. The fully finished basement adds even more versatility with an additional bedroom and plenty of room for a rec area, gym, or home office. Additional highlights include a double attached garage, air conditioning, and stunning professional landscaping in the west-facing backyard—perfect for summer evenings. This home checks all the boxes for comfortable family living in a fantastic location.

Built in 2004

## Essential Information

MLS® # A2229574

Price \$739,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,820
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	31 Cougarstone Common Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5P5

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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