

\$1,195,000 - 31 Cougarstone Point Sw, Calgary

MLS® #A2250042

\$1,195,000

5 Bedroom, 4.00 Bathroom, 2,902 sqft

Residential on 0.21 Acres

Cougar Ridge, Calgary, Alberta

WALKOUT BASEMENT | OVER 4,000 SQ FT DEVELOPED | TRIPLE GARAGE | BACKING ONTO POND, PATHS & TREES | CITY VIEWS | PIE-SHAPED LOT | 5 BEDROOMS + BONUS ROOM

Welcome to this exceptional fully finished 2-storey walkout home, ideally situated on a quiet cul-de-sac and backing onto a picturesque pond, scenic walking paths, and mature trees – with breathtaking city views and no neighbors behind!

Offering over 4,000 sq ft of developed living space, this home is perfect for a growing family.

Main Floor Highlights: Welcoming foyer and formal dining room, which can also be used as a main floor office.

Gourmet kitchen with custom cabinetry, granite countertops, raised eating bar, stainless steel appliances, and a spacious walk-through pantry

Cozy living room with a stunning 3-sided fireplace

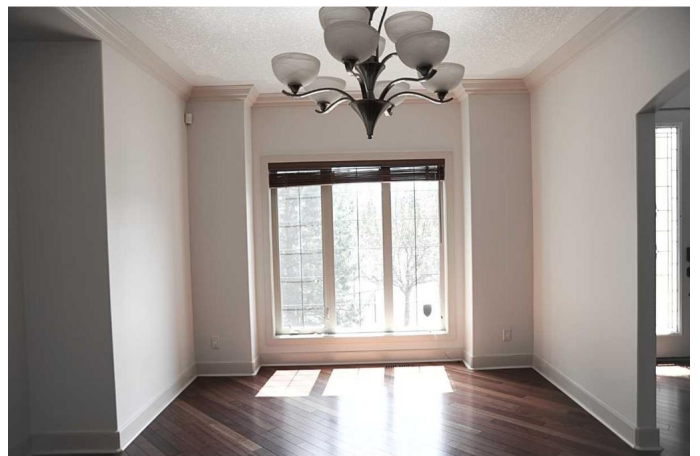
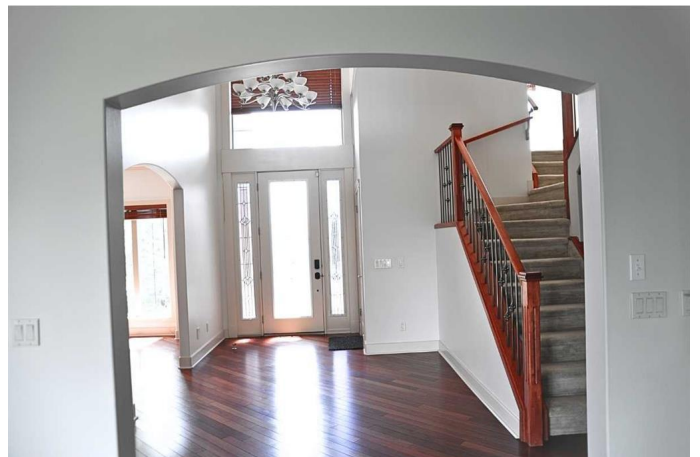
Oversized mudroom with built-in lockers, laundry area with countertop, sink, cabinetry, and direct access to pantry.

Newer hardwood floors and new carpet throughout many areas

Upper Level:

3 spacious bedrooms plus an incredible bonus room – all with central A/C

Primary suite features hardwood floors, a generous walk-in closet, and a spa-like ensuite



with a jacuzzi tub and separate shower.
Walkout Basement:
In-floor heating throughout
Open and bright family room with built-in media center and second fireplace
2 additional large bedrooms and a full bath
Walk out to the covered lower patio – perfect for a future hot tub or private retreat
Outdoor Oasis: Beautifully landscaped pie-shaped lot
Mature trees, fire pit, and lots of space for kids to play or host BBQs
No neighbors behind or to the East, offering exceptional privacy
Additional Features:
Triple garage
Air conditioning
Quiet, family-friendly cul-de-sac location
Steps to walking paths and natural green space
This home truly has it all – space, functionality, luxury, and a prime location with unbeatable views. Don't miss this rare opportunity!

Built in 2005

Essential Information

MLS® #	A2250042
Price	\$1,195,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,902
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Cougarstone Point Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z3

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Bookcases
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Stone, Double Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Private, Treed, Views, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Zoning	R-G

Listing Details

Listing Office RE/MAX Realty Professionals

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