

64 Cougarstone Square SW  
Calgary, Alberta

MLS # A2262348

\$850,000

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | Cougar Ridge                                                           |        |                   |
| Type:     | Residential/House                                                      |        |                   |
| Style:    | 2 Storey                                                               |        |                   |
| Size:     | 2,179 sq.ft.                                                           | Age:   | 2003 (22 yrs old) |
| Beds:     | 4                                                                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                                 |        |                   |
| Lot Size: | 0.12 Acre                                                              |        |                   |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh |        |                   |

|             |                                                                    |            |     |
|-------------|--------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                         | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                    | Condo Fee: | -   |
| Basement:   | Finished, Full                                                     | LLD:       | -   |
| Exterior:   | Concrete, Vinyl Siding                                             | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                    | Utilities: | -   |
| Features:   | Double Vanity, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |            |     |

Inclusions: N/A

Beautiful 4-Bedroom Home in the Sought-After Community of Cougar Ridge! Move-in-ready and fully finished, this upgraded home offers 4 bedrooms, 3.5 bathrooms, and central A/C, perfectly located on a quiet street with no rear neighbors for added privacy. The bright, open main floor features a welcoming living room with a cozy corner fireplace and a functional kitchen with plenty of cabinetry, great flow, and easy access to the backyard. Step through the patio doors to a large deck—ideal for BBQs and entertaining. Upstairs, the spacious primary suite includes a 5-piece ensuite with double sinks and a corner soaker tub. Two additional bedrooms, a sun-filled bonus room, and convenient upper-level laundry complete this level. The fully finished basement offers a fourth bedroom, full bathroom, and flexible space for a home gym or recreation area. Outside, the private backyard provides lots of room for kids and pets to play. Located minutes from top-rated schools, parks, shopping, restaurants, and major routes—this home combines comfort, style, and a fantastic location.