

# \$750,000 - 78 Cougarstone Close Sw, Calgary

MLS® #A2258399

**\$750,000**

3 Bedroom, 3.00 Bathroom, 1,844 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Awesome value for this gorgeous home in popular Cougar Ridge! Located on a quiet street across from a large green space/play ground & siding onto a walking path, this home offers a bright, open floor plan designed for both comfort & style. The island kitchen features granite countertops, an eating bar, & a walk-through pantry that leads to a convenient mudroom. The spacious living & dining rooms are perfect for entertaining & family living, with the spacious living room centred around a cozy fireplace. Upstairs, the large primary suite boasts a full ensuite & walk-in closet, while two additional generously-sized bedrooms & a stunning south-facing bonus room with cathedral ceilings provide plenty of space for family living. Imagine family movie nights in this great bonus room! The fully finished basement offers a versatile open layout with cork flooring & a rough-in for a future bathroom. Additional highlights include a heated double garage, hardwood flooring on the main level, & a location directly across from green space, playgrounds, & walking paths. Recent upgrades include: shingles 2020, A/C 2022, washer, underground sprinkler, gas line for BBQ, new toilets, etc. Enjoy an easy walk to schools, shopping, restaurants, gyms, coffee shops & quick access to downtown & the mountains—everything you need is right at your doorstep. You™ll love living here!

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258399    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,844       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 78 Cougarstone Close Sw |
| Subdivision | Cougar Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5W3                 |

## Amenities

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

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                           |
| Cooling           | Central Air                                                                                                          |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Gas                                                                                                                  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                     |
| Lot Description   | Landscaped, Lawn, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                           |
| Construction      | Stone, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-G                  |
| HOA Fees       | 120                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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