

\$799,900 - 163 Cougarstone Court Sw, Calgary

MLS® #A2241720

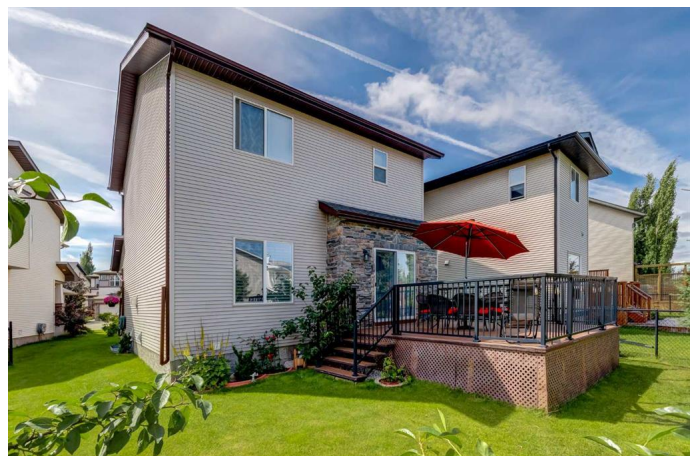
\$799,900

3 Bedroom, 3.00 Bathroom, 2,012 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Immaculate Upgraded Home in the Prestigious Community of Cougar Ridge. Welcome to this turn-key, meticulously maintained 2-storey family home nestled in the highly sought-after community of Cougar Ridge. Exuding elegance and comfort, this 3-bedroom, 2.5-bathroom residence is the epitome of modern family living—boasting exceptional upgrades and an unbeatable location just steps from WinSport/C.O.P, scenic trails, parks, and top-rated schools. As you step inside, you™re greeted by a bright and airy open-concept layout, enhanced by soaring 9ft ceilings and stunning white oak engineered hardwood flooring that flows seamlessly throughout the main level. The upgraded knock-down textured ceiling, along with all new baseboards, casing, and carpeting throughout, further elevate the home™s refined aesthetic. Perfect for entertaining, the formal dining room is conveniently located at the front of the home, while the heart of the home lies in the spacious living room featuring a dramatic floor-to-ceiling brick fireplace. The gourmet kitchen is a chef™s dream, complete with stainless steel appliance package, upgraded granite countertops, and a generous nook that leads to your private outdoor oasis. Enjoy summer evenings on the expansive, upgraded deck—ideal for relaxing or hosting guests. Thoughtfully designed, the main floor also includes a stylish half-bathroom and a functional mudroom with direct access to the front-attached garage. Upstairs, a cozy bonus



roomâ€”currently used as a fourth bedroomâ€”adds valuable flexible space for your familyâ€™s needs. The luxurious primary retreat offers a spacious walk-in closet and a private ensuite with a walk-in shower. Two additional generously sized bedrooms and a well-appointed 3-piece bathroom complete the upper level. The basement remains undeveloped, providing endless possibilities for customization to suit your lifestyle. With recent roof shingles replaced and an array of thoughtful upgrades throughout, this exceptional home is move-in ready.

Built in 2005

Essential Information

MLS® #	A2241720
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,012
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	163 Cougarstone Court Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R4

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Granite Counters, No Animal Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Decorative, Gas, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Entrance, Garden
Lot Description	Back Yard, Landscaped, Lawn, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	98
Zoning	R-G

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.