

# \$1,450,000 - 31 Cougarstone Point Sw, Calgary

MLS® #A2207406

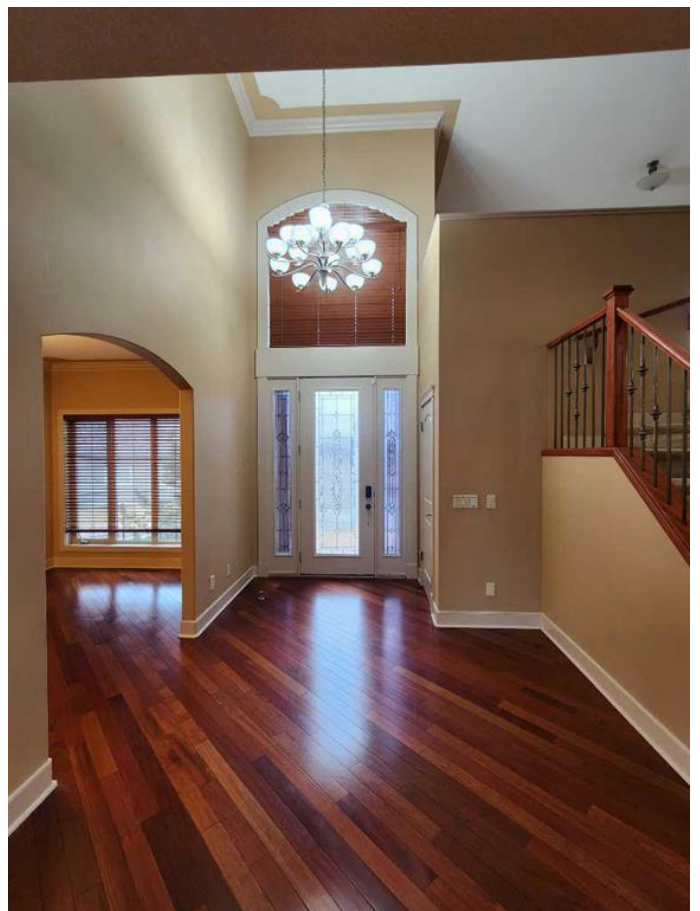
**\$1,450,000**

5 Bedroom, 4.00 Bathroom, 2,902 sqft  
Residential on 0.21 Acres

Cougar Ridge, Calgary, Alberta

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

Outstanding fully finished 2 Storey Walkout home in an ideal location, on a quiet cul-de-sac, backing onto a pond, paths and trees. With over with over 4,000sqft of developed space, this home is perfect for the growing family. Main floor features newer Brazilian Cherry hardwood floors, new carpet throughout many other areas. Very welcoming Foyer, with formal Dining Room that could also serve as a Main Floor Office! Gourmet Kitchen has custom cabinets, granite countertops, raised eating bar, stainless steel appliances & large walk-through pantry. The Living Room has a gorgeous 3-sided fireplace creating nice ambience! Mudroom with lockers is oversized, has a door to the Pantry, also offers Laundry with countertop, sink and cabinetry "so much space! Upstairs you will find 3 large bedrooms, and an incredible Bonus Room, all Air conditioned! The Primary Bedroom, with hardwood floors, has a large walk-in closet and spa like ensuite with jacuzzi tub. The Walkout level has in-floor heating and is very functional with an open Family Room with built-in Media and a 2nd Fireplace! 2 additional bedrooms that are very large, a full bath and access to the lower patio where a covered area is private and perfect for a future hot tub!



The yard is a garden oasis, with beautiful mature trees, fire pit, very private no neighbors behind or to the East! Tons of room for the kids to play or entertain with exceptional BBQs! Also the yard is equipped with an Automatic/programmable backyard irrigation system. Just don't forget to invite me over!

Built in 2005

### **Essential Information**

MLS® #	A2207406
Price	\$1,450,000
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** Bookcases, Breakfast Bar, B  
 Vanity, Granite Counters, Home, Pantry, Recessed  
 Closet(s)  
**Appliances** Built-In Oven, Central Air  
 Control(s), Humidifier, Indu  
 Refrigerator, Washer, Window  
**Heating** In Floor, Forced Air, Natural G  
**Cooling** Central Air  
**Fireplace** Yes  
**# of Fireplaces** 2  
**Fireplaces** Double Sided, Gas, Mantle, Stone  
**Has Basement** Yes  
**Basement** Finished, Full, Walk-Out



## Exterior

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

## Additional Information

**Date Listed** April 1st, 2025  
**Days on Market** 8  
**Zoning** R-G

## Listing Details

**Listing Office** RE/MAX Realty Professionals

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.