

# \$799,900 - 176 Cougarstone Court Sw, Calgary

MLS® #A2223230

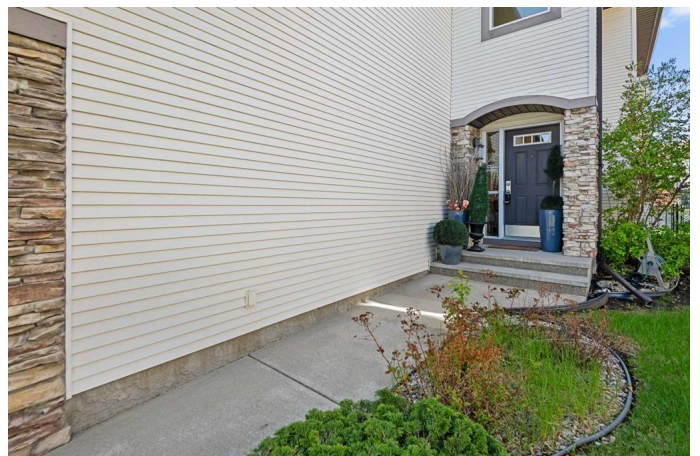
**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,010 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 176 Cougarstone Court SW, a beautifully crafted 2-storey home by award-winning Morrison Homes, located in the highly sought-after community of Cougar Ridge. This 3-bedroom, 2.5 bathroom residence offers a perfect blend of comfort and elegance, featuring a bright main floor with abundant windows that flood the space with natural light, rich hardwood flooring, and a cozy gas fireplace. The main floor also includes a convenient laundry room, adding everyday practicality to its thoughtful layout. The gourmet kitchen is equipped with birch cabinetry, a large pantry, and a raised granite island—ideal for entertaining. Upstairs, you'll find a spacious bright bonus family room and three generously sized bedrooms, including a primary suite with a walk-in closet and a luxurious 4 piece ensuite with a jetted tub. Additional highlights include an attached double garage with built-in storage shelving, an oversized hot water tank, air conditioning, and a sunny south-facing backyard—perfect for relaxing or gardening. The insulated, unfinished basement is ready for your custom design. Cougar Ridge is known for its family-friendly atmosphere, abundant green spaces like Cougarstone Park, and close-knit community vibe. The area is served by excellent schools such as West Ridge School, St. Joan of Arc School, and nearby private institutions like Calgary French & International School and Calgary Waldorf School. Residents also enjoy convenient access to shopping and



dining at West Springs Village and Aspen Landing, as well as an easy commute to downtown Calgary.

Built in 2005

### Essential Information

MLS® #	A2223230
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,010
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	176 Cougarstone Court Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5R4

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Jetted Tub, Natural Woodwork
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

## Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Garden
Lot Description	Back Yard, City Lot, Few Trees, Landscaped, Level, Rectangular Lot, Garden, Lawn, Private, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	23
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Masters
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