

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

MLS® #A2241720

\$799,900

3 Bedroom, 3.00 Bathroom, 2,012 sqft

Single Family 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. (id:6289)

Built in 2005

Essential Information

Listing #	A2241720
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,012
Acres	0.10
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	163 Cougarstone Court Sw
Subdivision	Cougar Ridge
City	Calgary
Province	Alberta
Postal Code	T3H5R4

Amenities

Amenities	Playground, Schools, Shopping
Features	PVC window, No Animal Home, Level
Parking Spaces	5
Parking	Attached Garage

of Garages 2

Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Washer & Dryer
Heating Natural gas Forced air
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 2

Exterior

Exterior Concrete, Stone, Vinyl siding
Exterior Features Landscaped, Lawn
Construction Poured concrete, Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Real Broker



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Listing information last updated on October 16th, 2025 at 11:46am CDT