

35 cougarstone Point SW Calgary, Alberta

MLS # A2166774



\$990,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,318 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 35 Cougar Stone Point, SW Calgary—an exquisite 4-bedroom, 3.5-bathroom family home in the sought-after Cougar Ridge community. Set in a quiet cul-de-sac, this property offers tranquil views of Cougarstone Pond and direct access to scenic park paths, perfect for those who appreciate a serene natural setting. The home is thoughtfully upgraded with modern features, including a new stove, hot water tank, water softener, washer and dryer, and roof shingles—all installed in 2020—ensuring a comfortable and low-maintenance lifestyle. The fully finished basement adds valuable living space, ideal for a home gym, entertainment room, or guest suite. The backyard is designed for both relaxation and entertainment, featuring a private basketball court installed in 2020, making it a perfect space for families and social gatherings. Families will love the proximity to top-rated schools such as Calgary Waldorf School, West Springs School, and Calgary French & International School. Plus, the nearby WinSport offers year-round recreational activities for all ages. This property offers a unique blend of luxury, comfort, and natural beauty in one of Calgary’s most desirable neighborhoods. Don’t miss out—contact us today to schedule your private viewing!