

# **\$835,000 - 93 Cougarstone Terrace Sw, Calgary**

MLS® #A2210270

**\$835,000**

4 Bedroom, 3.00 Bathroom, 2,332 sqft

Residential on 0.13 Acres

Cougar Ridge, Calgary, Alberta

Welcome to Your Bright and Magnificent Home!

Nestled on a large corner lot, this stunning property boasts VAULTED CEILINGS and the convenience of no sidewalk to shovel. The bright kitchen features a walkthrough pantry, plenty of COUNTER SPACE, maple cabinetry, and a separate island.

Step outdoors to BBQ in a gardener's paradise with LOW MAINTENANCE perennials and a food forest. The casual dining area offers a breathtaking view of the large, fully fenced, south-facing backyard, and both are open to the spacious family room, which is filled with LOTS OF LIGHT and features a built-in stone-surrounded wood-burning fireplace. The hardwood flooring throughout the home is in great condition!

The main level also includes a formal dining room, a formal living room, a den, and a bathroom with a shower. Upstairs, you'll find FOUR LARGE BEDROOMS and a full bathroom. The master bedroom is a true retreat with a walk-in closet and an ensuite featuring a large soaker tub.

The partly developed lower level includes a finished den and offers much potential for future development.

Located just a short walk from the Waldorf School and close to the French and International School, parks, a seasonal ice rink, and walking paths. Enjoy easy access to downtown, Bow Trail, and Stoney Trail.

Don't miss the opportunity to make this



magnificent home yours!

Built in 2003

### Essential Information

MLS® #	A2210270
Price	\$835,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,332
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	93 Cougarstone Terrace Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5A1

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone, Wood B
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line, Garden, Privat
Lot Description	Back Yard, Garden, Landscap
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete



### Additional Information

Date Listed	April 11th, 2025
Days on Market	4
Zoning	Residential - Low Density
HOA Fees	119
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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