

# \$829,999 - 86 Cougarstone Court Sw, Calgary

MLS® #A2207883

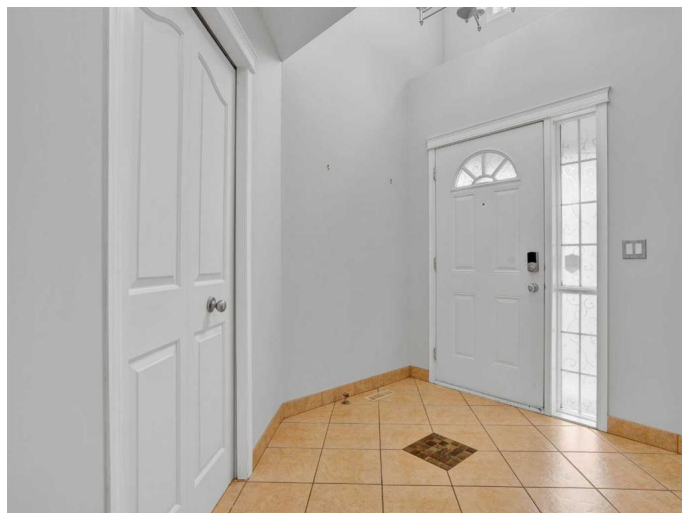
**\$829,999**

4 Bedroom, 4.00 Bathroom, 1,971 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

Openhouse Sat May 17th, Noon - 4 p.m. & Sun May 18th, 1 - 3:30 p.m. Welcome to 86 Cougarstone Court SW – a beautifully designed, fully finished two-storey home with central air conditioning, perfectly situated in the heart of family-friendly Cougar Ridge. Built by Morrison Homes, this move-in ready gem offers both style and quality craftsmanship – creating an ideal setting to make lasting memories. Finished in a modern neutral grey palette with crisp white trim and gleaming hardwood floors, the home is bathed in natural light thanks to its desirable south-facing orientation. An oversized double-attached garage offers ample storage and everyday convenience. Step inside to a thoughtfully designed main floor featuring high ceilings and an open-concept layout. The elegant kitchen showcases granite countertops, a raised eating bar, a corner pantry, and abundant cabinetry and a stylish backsplash. The generous dining area flows seamlessly into a bright and welcoming living room with large windows and a cozy fireplace – perfect for relaxing or entertaining, and a convenient main-floor laundry room and a half bath complete this level. Upstairs, you™ll find three spacious bedrooms, including a luxurious primary suite with a 4-piece ensuite featuring a Soaker tub, a standing shower, and a walk-in closet. A vaulted-ceiling bonus room adds the perfect spot for family movie nights or casual lounging. The fully finished basement offers even more



living space with a massive recreation room and a private fourth bedroom with ensuite, ideal for guests or extended family. Outside, enjoy sunny days on the large rear deck, while children play safely in the fully fenced and landscaped yard—complete with mature trees for privacy and a detached storage shed. Located close to top-rated schools, Malls, parks, and amenities, this home is nestled in one of Calgary's most sought-after communities. Don't miss out—take the virtual tour and discover the charm of this exceptional home for yourself. It's filled with character and ready for its next chapter—all it needs is you! Call today for your private viewing!

Built in 2005

### Essential Information

MLS® #	A2207883
Price	\$829,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,971
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	86 Cougarstone Court Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 5R4

### Amenities

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

### Interior

Interior Features Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Lighting, Private Yard  
Lot Description Back Yard  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 9th, 2025  
Days on Market 10  
Zoning R-G  
HOA Fees 119  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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