$1,275,000 - 31 Cougarstone Point Sw, Calgary

MLS® #A2229318
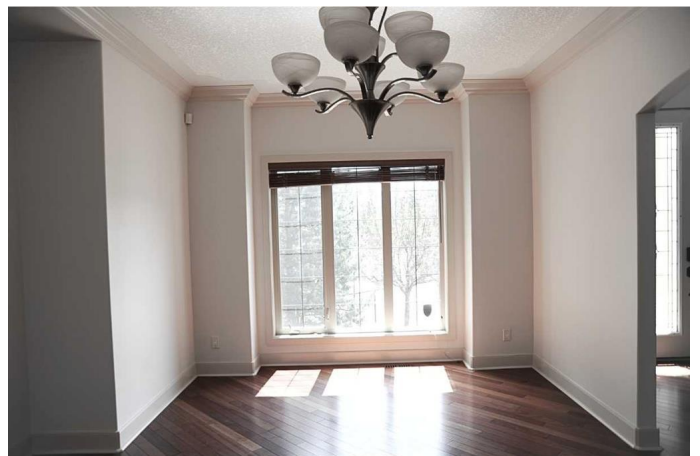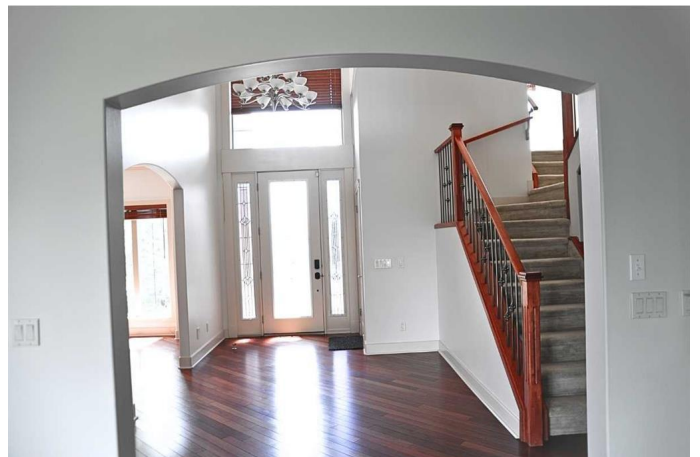
$1,275,000

5 Bedroom, 4.00 Bathroom, 2,902 sqft
Residential on 0.21 Acres

Cougar Ridge, Calgary, Alberta

WALKOUT BASEMENT I OVER 4,000 SQ FT OF DEVELOPED LIVING SPACE I TRIPLE GARAGE I
BACKS ONTO POND, PATHS, TREES I CITY VIEWS I PIE-SHAPED LOT I 5 BEDROOMS + BONUS ROOM
Outstanding fully finished 2 Storey Walkout home in an ideal location, on a quiet cul-de-sac, backing onto a pond, paths and trees. With over 4,000sqft of developed space, this home is perfect for the growing family. The entire home has been recently painted top to bottom, giving it a clean updated feel that's ready for you to move right in. Main floor features newer hardwood floors, new carpet throughout many other areas. Very welcoming Foyer, with formal Dining Room that could also serve as a Main Floor Office! The Gourmet kitchen, with its green cabinets, wooden island, and dark wood floors, incorporates several elements that align well with 2025 kitchen trends, while also maintaining a classic and inviting feel. With custom cabinets, granite countertops, raised eating bar, stainless steel appliances & large walk-through pantry. The Living Room has a gorgeous 3-sided fireplace creating nice ambience! Mudroom with lockers is oversized, has a door to the Pantry, also offers Laundry with countertop, sink and cabinetry â€" so much space! Upstairs you will find 3 large bedrooms, and an incredible Bonus Room, all Air conditioned! The Primary Bedroom, with hardwood floors, has a large walk-in closet and spa like ensuite with jacuzzi

tub. The Walkout level has in-floor heating and is very functional with an open Family Room with built-in Media and a 2nd Fireplace! 2 additional bedrooms that are very large, a full bath and access to the lower patio where a covered area is private and perfect for a future hot tub! The yard is a garden oasis, with beautiful mature trees, fire pit, very private no neighbors behind or to the East! Tons of room for the kids to play or entertain with exceptional BBQs! Also, the yard is equipped with an Automatic/programmable backyard irrigation system.

Built in 2005

Essential Information

MLS® #	A2229318
Price	$1,275,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,902
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Cougarstone Point Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z3

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Pie Shaped Lot, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	31
Zoning	R-G

Listing Details

Listing Office	RE/MAX Realty Professionals