

\$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

OPEN HOUSE ON SUNDAY, APRIL 20,
FROM 2:00PM TO 4:00PM. 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, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished



Exterior

Exterior Features	BBQ gas line, Garden, Private
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	5
Zoning	Residential - Low Density
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.