

# \$780,000 - 54 Cougarstone Mews Sw, Calgary

MLS® #A2228836

**\$780,000**

3 Bedroom, 4.00 Bathroom, 1,688 sqft  
Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Welcome to your dream home in Cougar Ridge, ideally situated on a quiet cul-de-sac just a short stroll from the Calgary Waldorf School! This beautifully updated and exceptionally maintained 3-bedroom, 3.5-bath home is truly move-in ready.

From the moment you arrive, you'll notice the evident pride of ownership. Step inside to discover a warm, inviting color palette and a functional open-concept main floor featuring gleaming hardwood floors, gorgeous quartz countertops, stainless steel appliances, stylish light fixtures, and a chic powder room with custom wood accents, perfectly located just off the garage entry.

Soak in the sunshine in your west-facing backyard, filling your living space with natural light. Upstairs, you'll find two spacious secondary bedrooms, an oversized laundry room, and an impressively renovated main bathroom. The serene primary suite includes a large walk-in closet and a spa-inspired 5-piece en suite complete with marble countertops, a luxurious soaker tub, glass and tile shower, and dual sinks.

The fully developed basement includes cozy in-floor heating, a 4-piece bathroom, and a wide-open flexible space that could easily accommodate a fourth bedroom or serve as a home gym, theatre, hobby space, or rec room â€” whatever suits your lifestyle!



Enjoy outdoor living to the fullest with an expansive back deck and beautifully landscaped yard featuring raised garden beds, wood privacy panels, and plenty of room for extras like a hot tub or trampoline.

Situated in one of West Calgary's most desirable neighborhoods, you're minutes from parks, schools, shops, restaurants, and fantastic access to the mountains via Old Banff Coach Road.

This is the complete package – don't miss your opportunity to own this incredibly loved and cared-for home!

Built in 2002

### **Essential Information**

MLS® #	A2228836
Price	\$780,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,688
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	54 Cougarstone Mews Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 5A2

### Amenities

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

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Chandelier
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Garage Control(s)
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Rain Gutters, Lighting
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	72
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Masters
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