

\$690,000 - 73 Cougarstone Villas Sw, Calgary

MLS® #A2204549

\$690,000

4 Bedroom, 3.00 Bathroom, 2,258 sqft
Residential on 0.12 Acres

Cougar Ridge, Calgary, Alberta

EXTRAORDINARY OPPORTUNITY ALERT!

Welcome to an irresistible home on a large, quiet corner lot. A large foyer with a high ceiling greets you with wonderful art displays. The main level features a formal dining room, a cozy living room, and a 3 sided gas fireplace with fan. The large kitchen offers plenty of counter space, stainless steel appliances, lovely cabinetry, and a walk-in pantry. The casual dining area offers a view on the spacious deck and private, meticulously landscaped south-facing backyard. There is a gas line to the BBQ. Exceptionally well landscaped with a gravel pathway around the property. The upper level features a full bathroom, and 4 large bedrooms. The master bedroom features a lovely vaulted ceiling and a walk-in closet. The Magnificent ensuite features a make up area, his/hers sinks, and a jetted tub. The unspoiled lower level has rough-in plumbing and much potential for future development. Close to schools, parks, C.O.P, Shopping, and easy downtown access.

Built in 2002

Essential Information

MLS® #	A2204549
Price	\$690,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	2,258
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	73 Cougarstone Villas Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Treed
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	7
Zoning	Residential - Low Density
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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