

**86 Cougarstone Court SW
Calgary, Alberta**

MLS # A2280412

\$825,000



Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,968 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Covered, Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Standard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Perimeter Wall	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	none.		

"OPEN HOUSE: Saturday, January 24th from 2:00-4:00 PM and Sunday, January 25th from 2:00-4:00 PM. Welcome to 86 Cougarstone Court SW – a beautifully updated, fully finished two-storey home by Morrison Homes, perfectly situated in the heart of family-friendly Cougar Ridge. This move-in ready gem offers both modern style and quality craftsmanship, featuring central air conditioning and a desirable south-facing orientation that bathes the interior in natural light. The main floor has been thoughtfully refreshed with brand-new Luxury Vinyl Plank (LVP) flooring, new trim, and updated light fixtures that complement the high ceilings and open-concept layout. At the heart of the home is the upgraded kitchen, showcasing granite countertops, a raised eating bar, a corner pantry, and abundant cabinetry finished with new hardware and a stylish backsplash. This space flows seamlessly into a generous dining area and a welcoming living room with a cozy fireplace, while a convenient laundry room and half bath complete the 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, alongside a vaulted-ceiling bonus room perfect for family movie nights. The living space extends into the professionally finished basement (completed with permits in 2019), which offers a massive recreation room and a private fourth bedroom with its own ensuite; ideal for guests or extended family. Outside, the oversized double-attached garage provides ample storage, while the large rear deck and QUIET fully fenced, landscaped yard with mature trees offer a private outdoor oasis. Located close to top-rated schools, malls, and parks, this exceptional home is ready for its next chapter. Don't miss out – take the virtual tour

and discover the charm of this exceptional home for yourself. Call today for your private viewing!