

# \$739,000 - 54 Cougarstone Mews Sw, Calgary

MLS® #A2253052

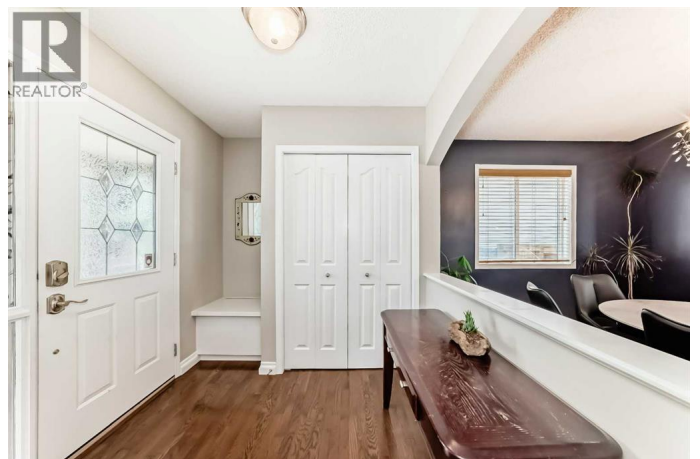
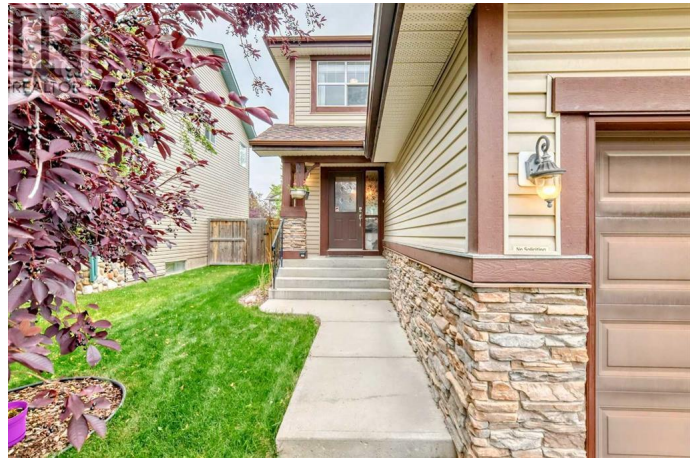
**\$739,000**

3 Bedroom, 4.00 Bathroom, 1,688 sqft

Single Family on 0.11 Acres

Cougar Ridge, Calgary, Alberta

VERY MOTIVATED SELLER - Tucked away on a quiet cul-de-sac in Cougar Ridge, just steps from the Calgary Waldorf School, this beautifully updated and carefully maintained home is truly move-in ready and offers both comfort and function in one of West Calgary's most desirable communities. The main floor welcomes you with a spacious front foyer that leads into a bright and open-concept living area. An inviting gas fireplace anchors the living room, while large west-facing windows fill the space with natural light. The dining area is generous in size, perfect for hosting family gatherings. The kitchen is complete with quartz countertops and island, stainless steel appliances, abundant cupboard and counter space, and a large pantry. Sliding glass doors off the breakfast nook lead to the oversized back deck and lovely private backyard. Gleaming hardwood floors, stylish lighting, and a chic powder room with custom wood accents complete this level. Upstairs, you'll find three well-appointed bedrooms. The primary suite is a true retreat, offering a walk-in closet and a spa-inspired five piece ensuite with quartz countertops, a soaker tub, dual sinks, and a glass and tile shower. Two additional bedrooms, a fully renovated 4pc main bathroom, and a large laundry room complete the upper level. The fully developed basement adds even more living space, featuring cozy in-floor heating, a four piece bathroom, and a versatile open area that can easily serve as a fourth bedroom, home gym,



theatre, hobby room, or recreation area. Outside, enjoy the west-facing backyard designed for both relaxation and entertaining, complete with a spacious deck, raised garden beds, wood privacy panels, and plenty of room for extras such as a trampoline or hot tub. With parks, pathways, shops, restaurants, public transit, and some of Calgary's top-rated schools all nearby, this home combines an unbeatable location with everyday convenience. Don't miss your chance to make it yours—schedule your private viewing today. (id:6289)

Built in 2002

**Essential Information**

Listing #	A2253052
Price	\$739,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,688
Acres	0.11
Year Built	2002
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	54 Cougarstone Mews Sw
Subdivision	Cougar Ridge
City	Calgary
Province	Alberta
Postal Code	T3H5A2

**Amenities**

Amenities	Park, Playground, Schools, Shopping, Other
Features	Other, Closet Organizers, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage

# of Garages 2

### Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer

Heating Central heating, Other, In Floor Heating

Cooling Central air conditioning

Fireplace Yes

# of Fireplaces 1

# of Stories 2

Has Basement Yes

### Exterior

Exterior Vinyl siding

Exterior Features Garden Area, Landscaped, Lawn

Construction Wood frame

Foundation Poured Concrete

### Listing Details

Listing Office Century 21 Masters



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