

**41 Cougarstone Manor SW
Calgary, Alberta**

MLS # A2223392



\$845,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot, Street Li		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Brick, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	Shed		

Exceptional Family Home in Desirable Cougar Ridge — Offered with Pride of Ownership and Extensive Upgrades! Welcome to this beautifully maintained and thoughtfully upgraded family home, ideally situated on a quiet street in the highly sought-after community of Cougar Ridge. From the moment you step inside, you'll be impressed by the attention to detail and the pride of ownership evident throughout. The main floor features a grand foyer with soaring ceilings that creates a warm and inviting first impression, complemented by brand new flooring that adds modern elegance and durability. The fully renovated kitchen is a standout, showcasing premium quartz countertops, stylish modern cabinetry, high-end stainless-steel appliances including a gas range, and a spacious corner pantry for ample storage. Adjacent to the kitchen is a versatile home office or den, perfect for remote work or study. The open-concept layout is enhanced by oversized windows that flood the space with natural light. The cozy living area is anchored by a renovated fireplace with elegant herringbone tile surround and updated mantel, adding a touch of timeless sophistication. A convenient main floor laundry area is located near the double attached garage mud room. Upstairs, newly installed carpet and updated railings lead to an expansive bonus room, ideal for family movie nights or a play area. The upper level also includes a generous primary suite with a walk-in closet and private 4-piece ensuite, along with two additional well-sized bedrooms and a second 4-piece bathroom. Outdoor living is just as impressive, with a sunny west-facing backyard perfect for entertaining or relaxing, a spacious deck with gas BBQ hookup. The roof was replaced in 2017 for added peace of mind. Additional upgrades include a hot water tank replaced in 2023, central A/C installed in 2022, and annual furnace

servicing and maintenance. The basement offers incredible potential for future development, featuring four oversized windows that bring in abundant natural light. Located just steps from the prestigious Calgary Waldorf School and close to West Springs amenities, shopping, dining, and transit. This home is a rare find, offering the perfect blend of style, comfort, and functionality. Don't miss your opportunity to own this move-in-ready gem!