

**56 Cougarstone Square SW**  
**Calgary, Alberta**

**MLS # A2227395**



**\$865,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** Garden shed

A quiet crescent in Cougar Ridge, a massive, 7,298 sq ft pie-shaped lot the kids will love, with a SW exposure, a rear deck and patio where you will be spending your summer evenings &ndash; AMAZING! This two storey offers 2641 sq ft of developed living space over three levels with 3+1 beds, a large Bonus Room up, a rec room down, 3.5 baths and CENTRAL A/C. On the main you will love the Great Room in back with a generous Family Room, a large sun-filled Dining Space, open Kitchen with granite counters and gas stove and wine fridge, and a center island breakfast bar&hellip; bathed in the warmth of the sun with its bright SW exposure&hellip;. leading to the rear deck, patio and massive rear yard. Upstairs, the spacious Bonus Room enjoys generous window treatments, a WARM & BRIGHT space, the primary bedroom enjoys a 4pc en suite and walk-in closet and the two additional beds share a 4pc bath. The lower level has been fully developed featuring a large Rec Room, another space for the kids to romp, a 4th bed and full bath. Ideally situated on Calgary&rsquo;s Westside with ease of access west to the mountains, downtown to the office and the new Stoney Trail to the new Farmers Market&hellip; PLUS all of the shops and services along 85th St SW&hellip;. FANTASTIC!