

# \$1,350,000 - 31 Cougarstone Point Sw, Calgary

MLS® #A2229318

**\$1,350,000**

5 Bedroom, 4.00 Bathroom, 2,902 sqft

Residential on 0.21 Acres

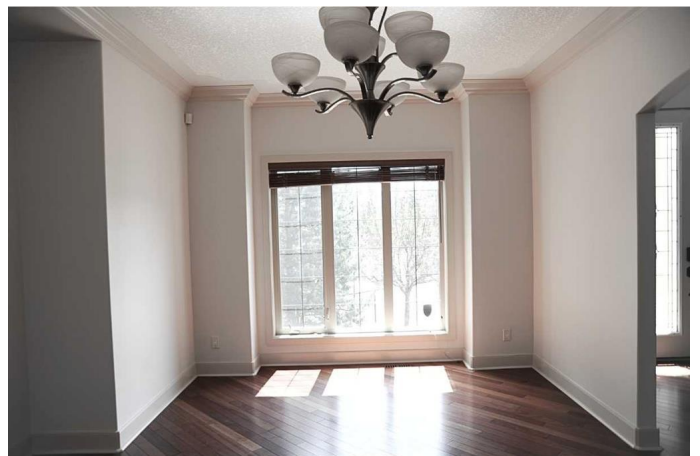
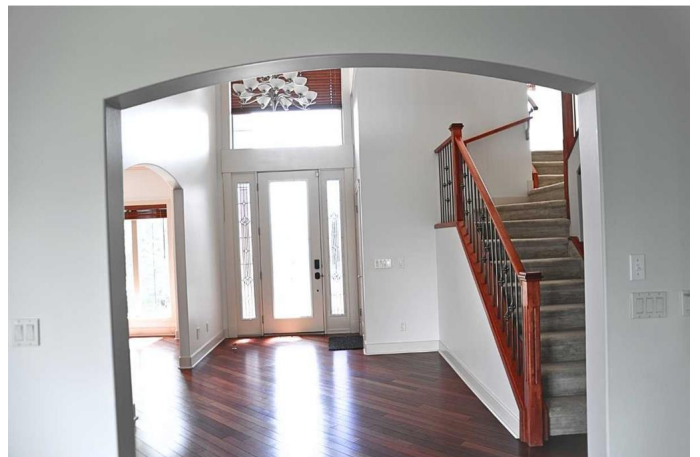
Cougar Ridge, Calgary, Alberta

OPEN HOUSE SUNDAY, JUNE 22nd FROM  
12PM-2PM.

WALKOUT BASEMENT | OVER 4,000 SQ FT  
OF DEVELOPED LIVING SPACE | TRIPLE  
GARAGE |

BACKS ONTO POND, PATHS, TREES | CITY  
VIEWS | PIE-SHAPED LOT | 5 BEDROOMS +  
BONUS ROOM

Outstanding fully finished 2 Storey Walkout home in an ideal location, on a quiet cul-de-sac, backing onto a pond, paths and trees. With over 4,000sqft of developed space, this home is perfect for the growing family. The entire home has been recently painted top to bottom, giving it a clean updated feel that's ready for you to move right in. Main floor features newer hardwood floors, new carpet throughout many other areas. Very welcoming Foyer, with formal Dining Room that could also serve as a Main Floor Office! The Gourmet kitchen, with its green cabinets, wooden island, and dark wood floors, incorporates several elements that align well with 2025 kitchen trends, while also maintaining a classic and inviting feel. With custom cabinets, granite countertops, raised eating bar, stainless steel appliances & large walk-through pantry. The Living Room has a gorgeous 3-sided fireplace creating nice ambience! Mudroom with lockers is oversized, has a door to the Pantry, also offers Laundry with countertop, sink and cabinetry - so much space! Upstairs you will find 3 large bedrooms, and an incredible



Bonus Room, all Air conditioned! The Primary Bedroom, with hardwood floors, has a large walk-in closet and spa like ensuite with jacuzzi tub. The Walkout level has in-floor heating and is very functional with an open Family Room with built-in Media and a 2nd Fireplace! 2 additional bedrooms that are very large, a full bath and access to the lower patio where a covered area is private and perfect for a future hot tub! The yard is a garden oasis, with beautiful mature trees, fire pit, very private no neighbors behind or to the East! Tons of room for the kids to play or entertain with exceptional BBQs! Also, the yard is equipped with an Automatic/programmable backyard irrigation system.

Built in 2005

### **Essential Information**

MLS® #	A2229318
Price	\$1,350,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,902
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	31 Cougarstone Point Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 4Z3

### Amenities

Parking Spaces 3  
Parking Triple Garage Attached  
# of Garages 2

### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Induction Cooktop  
Heating In Floor, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Mantle, Double Sided, Stone  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Private Yard, Storage  
Lot Description Backs on to Park/Green Space, Environmental Reserve, Landscaped, Pie Shaped Lot, Private, Treed, Views  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 13th, 2025  
Days on Market 4  
Zoning R-G

### Listing Details

Listing Office RE/MAX Realty Professionals

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