



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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78 Cougarstone Close SW
Calgary, Alberta

MLS # A2258399



\$750,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Gas BBQ, TV Wall Mount, Garage Shelving, Garage Work Bench, Wooden Shed, Underground Sprinkler

Awesome value for this gorgeous home in popular Cougar Ridge! Located on a quiet street across from a large green space/play ground & siding onto a walking path, this home offers a bright, open floor plan designed for both comfort & style. The island kitchen features granite countertops, an eating bar, & a walk-through pantry that leads to a convenient mudroom. The spacious living & dining rooms are perfect for entertaining & family living, with the spacious living room centred around a cozy fireplace. Upstairs, the large primary suite boasts a full ensuite & walk-in closet, while two additional generously-sized bedrooms & a stunning south-facing bonus room with cathedral ceilings provide plenty of space for family living. Imagine family movie nights in this great bonus room! The fully finished basement offers a versatile open layout with cork flooring & a rough-in for a future bathroom. Additional highlights include a heated double garage, hardwood flooring on the main level, & a location directly across from green space, playgrounds, & walking paths. Recent upgrades include: shingles 2020, A/C 2022, washer, underground sprinkler, gas line for BBQ, new toilets, etc. Enjoy an easy walk to schools, shopping, restaurants, gyms, coffee shops & quick access to downtown & the mountains—everything you need is right at your doorstep. You'll love living here!