

**54 Cougarstone Mews SW**  
**Calgary, Alberta**

**MLS # A2228836**



**\$839,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Rectangular L		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Welcome to your dream home in Cougar Ridge, ideally situated on a quiet cul-de-sac just a short stroll from the Calgary Waldorf School! This beautifully updated and exceptionally maintained 3-bedroom, 3.5-bath home is truly move-in ready. From the moment you arrive, you'll notice the evident pride of ownership. Step inside to discover a warm, inviting color palette and a functional open-concept main floor featuring gleaming hardwood floors, gorgeous quartz countertops, stainless steel appliances, stylish light fixtures, and a chic powder room with custom wood accents, perfectly located just off the garage entry. Soak in the sunshine in your west-facing backyard, filling your living space with natural light. Upstairs, you'll find two spacious secondary bedrooms, an oversized laundry room, and an impressively renovated main bathroom. The serene primary suite includes a large walk-in closet and a spa-inspired 5-piece en suite complete with marble countertops, a luxurious soaker tub, glass and tile shower, and dual sinks. The fully developed basement includes cozy in-floor heating, a 4-piece bathroom, and a wide-open flexible space that could easily accommodate a fourth bedroom or serve as a home gym, theatre, hobby space, or rec room &mdash; whatever suits your lifestyle! Enjoy outdoor living to the fullest with an expansive back deck and beautifully landscaped yard featuring raised garden beds, wood privacy panels, and plenty of room for extras like a hot tub or trampoline. Situated in one of West Calgary's most desirable neighborhoods, you're minutes from parks, schools, shops, restaurants, and fantastic access to the mountains via Old Banff Coach Road. This is the complete package &mdash; don't miss your opportunity to own this incredibly loved and cared-for home!