

# \$899,900 - 60 Cougarstone Manor Sw, Calgary

MLS® #A2231184

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,104 sqft  
Residential on 0.12 Acres

Cougar Ridge, Calgary, Alberta

Open house Saturday 1-4 pm June 14th.  
Exceptional Five Bedroom Family Home  
Backing Onto Green Space in Desirable  
Cougar Ridge

Offered with Pride of Ownership and Extensive Upgrades. Welcome to this beautifully maintained and thoughtfully upgraded family home, ideally located on a quiet street with a spacious pie shaped lot in the highly sought after community of Cougar Ridge. From the moment you step inside, you'll appreciate the attention to detail and the pride of ownership evident throughout. The main floor features a grand foyer with soaring ceilings and a curved staircase that creates a warm and inviting first impression. Newer flooring throughout adds modern elegance and high quality durability. The upgraded kitchen featuring premium granite countertops, stylish cabinetry, stainless steel appliances including a gas range, and a spacious walk-through pantry with abundant storage. Adjacent to the kitchen is a bright dining nook with high ceilings, and an open concept living room anchored by a cozy gas fireplace with stone surround. Oversized windows fill the space with natural light, enhancing the home's timeless appeal. A convenient main floor office with custom wall paper and french doors is the perfect work from home space, down the hall is a stunning 2 pc powder room with designer wall paper and laundry area is located next to the mudroom and double attached garage. Upstairs, plush carpeting and updated



railings lead to a generous primary suite complete with a large walk-in closet and a private five-piece ensuite. Two additional well-sized bedrooms and a second full bathroom complete the upper level. Outdoor living is equally impressive, with a sunny backyard perfect for entertaining or relaxing. Enjoy the spacious deck with a gas BBQ hookup and a pie shaped lot ideal for summer gatherings. Outside the yard is a pathway and greenbelt perfect for walks and privacy from neighbours. The roof was replaced in 2025, adding extra peace of mind. The fully finished basement offers incredible additional space, including two more bedrooms, a den, bathroom, and a large recreation room, all with oversized windows that provide abundant natural light. Located just steps from the prestigious Calgary Waldorf School and close to West Springs amenities, shopping, dining, and transit. This home offers the perfect blend of style, comfort, and functionality. With proximity to COP, excellent schools, and easy access to the mountains, this is a rare opportunity you won't want to miss. Move-in ready and a must to see! Call today!

Built in 2004

### **Essential Information**

MLS® #	A2231184
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,104
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Active

### Community Information

Address 60 Cougarstone Manor Sw  
Subdivision Cougar Ridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H 5N5

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Lighting, Private Yard, Storage  
Lot Description Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Poured Concrete

### Additional Information

Date Listed June 13th, 2025

Days on Market	2
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            MaxWell Capital Realty

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