

# \$835,000 - 16 Cougarstone Manor Sw, Calgary

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MLS® #A2231873

**\$835,000**

4 Bedroom, 4.00 Bathroom, 2,186 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

The home you've been searching for is here - Step inside to discover this bright and welcoming appointed 4-bedroom, 3.5-bath gem offering over 3150 sq ft of developed living space. The open-concept main floor seamlessly connects a bright kitchen, cozy nook, family room, and formal dining area - perfect for everyday living and special occasions. Step out to the beautifully landscaped yard with private deck and sitting area. Upstairs you will find the master suite featuring a spacious 5-piece ensuite and walk-in closet, along with two additional bedrooms, a full bath, and a generously sized bonus room. The fully developed basement perfect for entertaining and ideal for guests or teens needing their own space boasts a large rec room, bar area, additional bedroom, and a full 3-piece bathroom. Many upgrades include fresh new paint, quartz countertops added in the bathrooms with updated fixtures, new high efficiency furnace and humidifier, new A/C unit, triple pane windows redone on the east and west side of the house along with blackout and UV blinds, new attic insulation and solar powered air vents, new outdoor lighting, new steel garage door and for your convenience you will find the garage wired for your EV and 220v. Tucked in a quiet established neighborhood with walking distance to schools, bike and walking paths and all amenities of shopping and restaurants along with WinSport and Canda Olympic Park. This home delivers unbeatable comfort, style, and



modern convenience. All that's left to do is move in and make it yours! Book your private showing today – this one won't last!

Built in 2004

### Essential Information

MLS® #	A2231873
Price	\$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,186
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	16 Cougarstone Manor Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5N4

### Amenities

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

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine

	Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	24
Zoning	R-G
HOA Fees	120
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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