



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 COUGARSTONE Point, Calgary T3H4Z3**

MLS®#: **A2166774**      Area: **Cougar Ridge**      Listing Date: **09/20/24**      List Price: **\$990,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **6,200 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,317**  
 Low Sqft:  
 Ttl Sqft: **2,317**

DOM

**8**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Basketball Court,Dog Run,Fire Pit,Garden**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Gas Water Heater,Range Hood,Refrigerator,Washer/Dryer,Water Softener**  
 Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`5" x 5`3"
Dining Room	Main	12`7" x 9`8"
Kitchen	Main	18`9" x 20`5"
Laundry	Main	9`1" x 6`8"
5pc Ensuite bath	Second	14`6" x 10`4"
Bedroom	Second	11`6" x 9`9"
Walk-In Closet	Second	11`4" x 7`10"

Room	Level	Dimensions
Office	Main	11`7" x 10`3"
Family Room	Main	12`10" x 15`11"
Living Room	Main	11`6" x 14`5"
4pc Bathroom	Second	7`8" x 4`11"
Bedroom	Second	11`4" x 13`10"
Bedroom - Primary	Second	19`10" x 18`7"
4pc Ensuite bath	Basement	11`0" x 9`8"

Bedroom  
Game Room  
Walk-In Closet

Basement  
Basement  
Basement

14`11" x 18`2"  
30`4" x 20`2"  
7`11" x 7`10"

Den  
Furnace/Utility Room

Basement  
Basement

7`6" x 6`0"  
7`8" x 11`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0311042**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Welcome to 35 Cougar Stone Point, SW Calgary—an exquisite 4-bedroom, 3.5-bathroom family home in the sought-after Cougar Ridge community. Set in a quiet cul-de-sac, this property offers tranquil views of Cougarstone Pond and direct access to scenic park paths, perfect for those who appreciate a serene natural setting. The home is thoughtfully upgraded with modern features, including a new stove, hot water tank, water softener, washer and dryer, and roof shingles—all installed in 2020—ensuring a comfortable and low-maintenance lifestyle. The fully finished basement adds valuable living space, ideal for a home gym, entertainment room, or guest suite. The backyard is designed for both relaxation and entertainment, featuring a private basketball court installed in 2020, making it a perfect space for families and social gatherings. Families will love the proximity to top-rated schools such as Calgary Waldorf School, West Springs School, and Calgary French & International School. Plus, the nearby WinSport offers year-round recreational activities for all ages. This property offers a unique blend of luxury, comfort, and natural beauty in one of Calgary’s most desirable neighborhoods. Don’t miss out—contact us today to schedule your private viewing!**

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









