

# \$825,000 - 10 Cougarstone Terrace Sw, Calgary

MLS® #A2204889

**\$825,000**

3 Bedroom, 3.00 Bathroom, 2,037 sqft

Residential on 0.12 Acres

Cougar Ridge, Calgary, Alberta

10 Cougarstone Terrace SW offers over 2,000 square feet of well-planned living space in one of Calgary's most sought-after west-end communities. Backing onto a tranquil green pathway that leads to a pond, this property delivers a rare blend of comfort, natural surroundings, and everyday convenience. The entryway opens into a bright, spacious foyer anchored by a staircase with a timeless wooden open railing—an architectural detail that adds warmth and definition to the main level. Inside, you'll find a combination of hardwood and carpet flooring, with durable linoleum in the mudroom. The living room features a gas fireplace with a stone and wood surround, while a sizeable rear-facing window brings in natural light and views of the backyard. The kitchen offers extensive cabinetry, stainless steel appliances, a central island, and a corner pantry. A mudroom/laundry room and a 2-piece powder room complete the main floor. The dining nook looks out over a beautifully maintained backyard that bursts into colour in late spring. An underground sprinkler system keeps both the front and back yards lush and vibrant, and the yard connects directly to a walking path that winds its way to a nearby pond—perfect for quiet strolls or morning runs. Upstairs, a cozy bonus room over the garage adds flexible space for lounging, media, or a home office. The primary bedroom includes a walk-in closet with built-in shelving and a private ensuite with a separate soaker tub and shower—two



additional bedrooms and a full bathroom complete the upper level. The basement is unfinished but full of potential, with large windows and roughed-in plumbing for a future bathroom. The oversized double garage stands out with room for a workshop or storage. Additional upgrades include a water softener system, 30-year shingles installed in 2012, and updated siding and fascia from the same year—giving peace of mind when it comes to maintenance and longevity. People love Cougar Ridge for its blend of nature and convenience. Enjoy nearby access to the Paskapoo Slopes, Calgary French & International School, Calgary Waldorf School, and the amenities of West Springs, Aspen Landing, and Canada Olympic Park. Whether you’re raising a family, working from home, or simply looking to settle into a strong community, this property offers the space and setting to do it all.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204889    |
| Price          | \$825,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,037       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                           |
|---------|---------------------------|
| Address | 10 Cougarstone Terrace Sw |
|---------|---------------------------|

|             |              |
|-------------|--------------|
| Subdivision | Cougar Ridge |
| City        | Calgary      |
| County      | Calgary      |
| Province    | Alberta      |
| Postal Code | T3H 4Z8      |

### **Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | None                                                               |
| Parking Spaces | 4                                                                  |
| Parking        | Double Garage Attached, Oversized, Parking Pad, Workshop in Garage |
| # of Garages   | 2                                                                  |

### **Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room, Tile, Mantle                                                                                   |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

### **Exterior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Greenbelt, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                                                                            |
| Foundation        | Poured Concrete                                                                                                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 28              |
| Zoning         | R-G             |
| HOA Fees       | 119             |
| HOA Fees Freq. | ANN             |

Listing Details

Listing Office                      eXp Realty

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