144 Cougarstone Common SW

Calgary | Active | MLS® A2338157

$825,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2004**	**1,992.7 sq. ft.**

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Listed by RE/MAX Realty Professionals

A closer look

Welcome to this wonderful 2 storey home featuring a open flow throughout the main level. Beautiful hardwood and tile flooring complement the warm and welcoming interior. The cozy living room is highlighted by a magnificent gas fireplace, creating the perfect space to relax and unwind. The well appointed kitchen offers granite countertops and a large island, lovely maple cabinetry and a convenient walk-in pantry. Built in speakers throughout the main and upper levels add to the home's appeal. The dining area overlooks the fully landscaped, west facing backyard, offering a private outdoor retreat perfect for entertaining or enjoying the evening sun. Upstairs, you'll find a spacious bonus room, a full bathroom, and three generously sized bedrooms. An additional bonus area with vaulted ceilings provides even more flexible living space. The impressive primary bedroom features a large walk in closet and a luxurious ensuite complete with a separate shower and jetted tub. The fully developed basement expands the living space with a large recreation room, full bathroom, and additional bedroom ideal for guests, a home office, or growing family needs. Ideally located close to school, parks, shopping, and Calgary Olympic Park (C.O.P.), with easy access to major roadways including Stoney Trail. This beautiful home offers an exceptional combination of comfort, space, privacy, and convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338157
Bedrooms	4
Bathrooms	4
Year Built	2004
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,992.7 sq. ft.

Main Level Finished Area:	824 sq. ft.
Upper Level Finished Area:	1,168.7 sq. ft.
Below Grade Finished Area:	611.2 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,918 sq. ft.
Lot Frontage:	34'3"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2004 (Age: 22)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0313241
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
HOA Fee:	$126.00
City Quadrant:	Southwest
Community:	Cougar Ridge (Calgary)
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 4'1" × 1'3" ·
Main Floor	Living Room · 15'9" × 13'2" ·
Main Floor	Kitchen With Eating Area · 13'2" × 11'4" ·
Main Floor	Dining Room · 11'5" × 8'8" ·
Main Floor	Pantry · 4' × 4' ·
Main Floor	Laundry · 8'4" × 5'3" ·
Upper Level	Bedroom - Primary · 14'5" × 11'6" ·
Upper Level	Walk-In Closet · 12'3" × 5'1" ·

Upper Level	Bedroom · 10'11" × 10'9" ·
Upper Level	Bedroom · 11'1" × 10'8" ·
Upper Level	Bonus Room · 18' × 17'6" ·
Basement	Bedroom · 15'6" × 10' ·
Basement	Family Room · 23'4" × 13'6" ·
Basement	Furnace/Utility Room · 13'6" × 8'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Aug 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/144-cougarstone-common-sw-calgary-a2338157/

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