71 Cougarstone Court SW

Calgary | Active | MLS® A2352674

$785,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**1,990.59 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

PRICE REDUCTION ALERT! A RARE FIND! WELCOME TO AN AMAZING HOME CLOSE TO A WALKING PATH, IN A QUIET LOCATION! PRIDE OF OWNERSHIP! OVER 2,800 SQUARE FEET OF DEVELOPED LIVING SPACE! CENTRAL AIR CONDITIONING. THE MAIN LEVEL GREETS YOU WITH ART DISPLAY, AND A LOVELY DEN/LIVING ROOM. THE KITCHEN FEATURES STAINLESS STEEL APPLIANCES, A GAS STOVE, A WALKTHROUGH PANTRY, LOVELY CABINETRY AND BACKSPLASH, GRANITE ISLAND AND COUNTER TOPS. THE DINING ROOM OFFERS A VIEW ON THE BRIGHT SOUTH FACING BACKYARD. THE MAGNIFICENT FAMILY ROOM FEATURES A BRIGHT 2 STORY HIGH CEILING, AND A WONDERFUL BUILT-IN TILE SURROUNDED GAS FIREPLACE. THE UPPER LEVEL FEATURES A LARGE BONUS ROOM, A FULL BATHROOM, AND 3 LARGE BEDROOMS. THE PRIMARY BEDROOM FEATURES A WALK-IN CLOSET, AND AN ENSUITE WITH HIS/HERS SINKS, A SEPARATE SHOWER, AND JETTED TUB. THE LOWER LEVEL FEATURES A LARGE RECREATION/PROJECTION ROOM, A FULL BATHROOM, AND A BEDROOM. CLOSE TO C.O.P, PARKS, SCHOOLS, SHOPPING, STONEY TRAIL, BOW TRAIL. EASY DOWNTOWN ACCESS. **Inspection report available** **Some Digital Virtual Staging***

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352674
Bedrooms	4
Bathrooms	4
Year Built	2005
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:	1,990.59 sq. ft.
Main Level Finished Area:	904.36 sq. ft.

Upper Level Finished Area:	1,086.23 sq. ft.
Below Grade Finished Area:	817.55 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,090 sq. ft.
Lot Frontage:	34'7"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2005 (Age: 21)
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:	0413187
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate, Other

Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$121.08
City Quadrant:	Southwest
Community:	Cougar Ridge (Calgary)
Amenities:	Other
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Range, Gas Water Heater, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'1" × 7'10" ·
Main Floor	Family Room · 14'11" × 13'10" ·
Main Floor	Foyer · 8'5" × 4'3" ·
Main Floor	Hall · 5'1" × 3'1" ·
Main Floor	Kitchen · 12'5" × 11'1" ·
Main Floor	Laundry · 10'2" × 6' ·
Main Floor	Living Room · 13'5" × 12'5" ·
Main Floor	Pantry · 5'8" × 3'6" ·
2nd Floor	Bedroom · 12'6" × 9'8" ·

2nd Floor	Bedroom · 10'11" × 9'2" ·
2nd Floor	Bonus Room · 16'10" × 13'8" ·
2nd Floor	Bedroom - Primary · 14'10" × 13'9" ·
Lower Level	Bedroom · 13'5" × 11'11" ·
Lower Level	Game Room · 22'9" × 14'4" ·
Lower Level	Storage · 8'1" × 6'7" ·
Lower Level	Other · 12'9" × 12'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Exterior Features:	Other, Playground, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/71-cougarstone-court-sw-calgary-a2352674/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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