

# \$810,000 - 35 Cougarstone Landing Sw, Calgary

MLS® #A2232732

## \$810,000

4 Bedroom, 3.00 Bathroom, 2,276 sqft

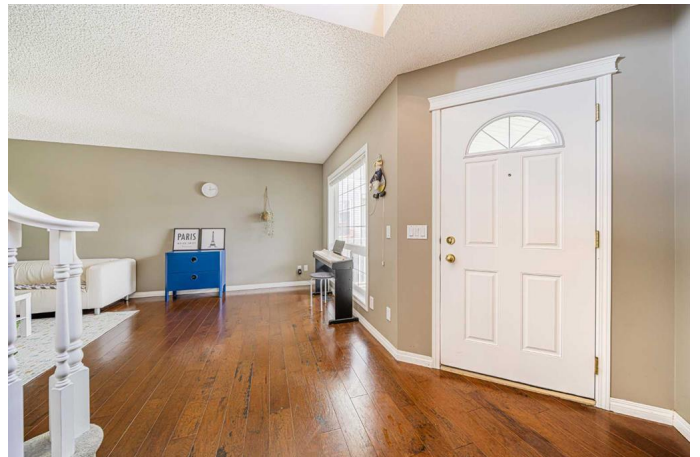
Residential on 0.16 Acres

Cougar Ridge, Calgary, Alberta

Cougarstone Landing SW â€” an ideal family home offering over 2,100 sq ft above grade and nestled on a quiet street in the desirable community of Cougar Ridge! This two-storey residence features four generously sized bedrooms, 2.5 bathrooms, and a spacious unfinished basement with over 1,000 sq ft of potential for future development. Step inside to a bright and welcoming foyer (7'1" x 9'11") that flows into the formal living room (11'10" x 16') and dining room (10'11" x 10'1"), perfect for entertaining. The main floor office (12'2" x 9'11") offers a quiet workspace or homework zone. At the heart of the home, you'll find a beautifully laid-out kitchen (14'10" x 13'11") with a central island and walk-through pantry, seamlessly connecting to the spacious family room (14'2" x 17'10")â€”a welcoming space for gathering and everyday living.

Upstairs, the primary suite (15'1" x 13'9") is a true retreat with a walk-in closet (5'2" x 9'10") and a private 4-piece ensuite (8'1" x 11'11"). Three additional bedroomsâ€”each generously sizedâ€”share a full bathroom and offer room for children, guests, or hobbies. The unfinished basement (28'1" x 46'7") provides over 1,000 sq ft of customizable space to suit your future needs. Set on a pie-shaped lot, the backyard is ideal for play, relaxation, and outdoor entertaining.

With 2,118 sq ft of interior above-grade living space, this home combines functionality and comfort in a fantastic location. Close to top-rated schools, walking paths, parks,



Winsport, and with easy access to downtown or the mountains, this is a rare opportunity to own a move-in-ready home in one of Calgary's most sought-after westside communities. Book your showing today!

Built in 2004

### Essential Information

MLS® #	A2232732
Price	\$810,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,276
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	35 Cougarstone Landing Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5W4

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No
-------------------	---

	Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.