

**41 Cougarstone Place SW  
Calgary, Alberta****MLS # A2228669****\$630,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

**Inclusions:** Fridge and Dishwasher in lower level, Shed in Backyard

Incredible Value in Coveted West Calgary! Opportunities like this don't come around often. Proudly maintained by long-time owners, this spacious semi-detached home offers over 2,370 sq ft of living space (3 levels) at an unbeatable price — making it one of the best values in the sought-after community of Cougar Ridge. NO CONDO FEES. The main and upper levels offer 1,653 sq ft. SW SUN floods into the kitchen, dining and living areas. Open concept on main with hardwood, high - flat painted ceilings. Easy to cook - while staying connected to the family. Functional kitchen with eat up island and pantry! Nice dining area - perfect for everyday meals or special occasions. Main floor laundry. Transition out from dining area - to enjoy your beautiful deck space or do some BBQing. Upstairs you will find 3 generous bedrooms, 2.5 bathrooms, Primary has 3 piece ensuite and large walk in closet, a small bonus room (used as storage now) = a bright, functional layout perfect for growing families. You'll love the cul-de-sac location. The HUGE fully fenced backyard - ideal for kids and dogs PLUS the double attached garage — a true bonus for Calgary winters! Downstairs, the walkout lower level adds another 719 sq ft of flexible living space. With a large bedroom, a full 4-piece bathroom and a separate entrance, it's currently being used as an illegal-suite — perfect as an extra income helper, in-law space, teenager retreat or simply added living area for new owners to make their own. Situated in a family-friendly SW community known for top-rated schools, parks, and easy access to downtown by car, bike or transit. Cougar Ridge is a place people love to call home — and now it's your turn! Whether you're looking for your first home, more space for your family or a smart investment, this property delivers size, flexibility, and location —

all for a price you can't beat. Cougar Ridge, a Calgary community nestled in the southwest, is attractive to residents due to its blend of family friendly amenities, convenient location and access to outdoor recreation. Known for its peaceful environment, strong community spirit, and proximity to Canada Olympic Park - offering year-round activities like skiing, snowboarding, fitness and mountain biking. Desirable place for both families and those seeking an active lifestyle. EASY access to Stoney Trail allows you to get around town or out of town easily! Possession can be QUICK! Buy now and get your kids registered for Aug/Sept in one of the TOP RATED SCHOOLS in this region. Cougar Ridge is close to several well-regarded schools, including public, Catholic and private options. Residents are part of the West Springs/Cougar Ridge Community Association, which offers various sports and volunteer opportunities.