

\$774,900 - 54 Cougarstone Mews Sw, Calgary

MLS® #A2253052

\$774,900

3 Bedroom, 4.00 Bathroom, 1,688 sqft

Residential on 0.11 Acres

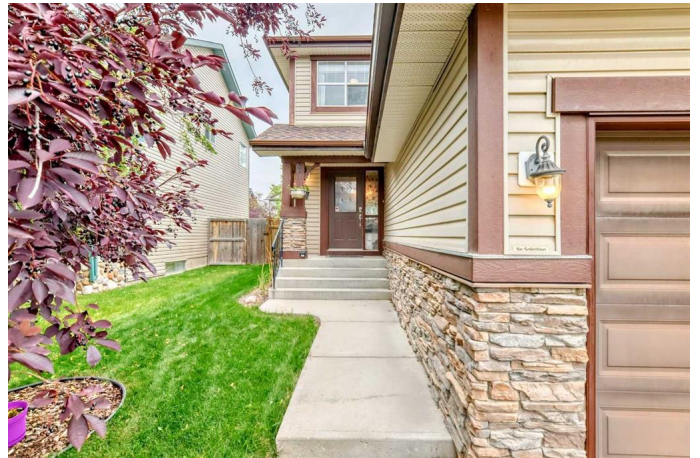
Cougar Ridge, Calgary, Alberta

Tucked away on a quiet cul-de-sac in Cougar Ridge, just steps from the Calgary Waldorf School, this beautifully updated and carefully maintained home is truly move-in ready and offers both comfort and function in one of West Calgary's most desirable communities.

The main floor welcomes you with a spacious front foyer that leads into a bright and open-concept living area. An inviting gas fireplace anchors the living room, while large west-facing windows fill the space with natural light. The dining area is generous in size, perfect for hosting family gatherings. The kitchen is complete with quartz countertops and island, stainless steel appliances, abundant cupboard and counter space, and a large pantry. Sliding glass doors off the breakfast nook lead to the oversized back deck and lovely private backyard. Gleaming hardwood floors, stylish lighting, and a chic powder room with custom wood accents complete this level.

Upstairs, you'll find three well-appointed bedrooms. The primary suite is a true retreat, offering a walk-in closet and a spa-inspired five piece ensuite with quartz countertops, a soaker tub, dual sinks, and a glass and tile shower. Two additional bedrooms, a fully renovated 4pc main bathroom, and a large laundry room complete the upper level.

The fully developed basement adds even



more living space, featuring cozy in-floor heating, a four piece bathroom, and a versatile open area that can easily serve as a fourth bedroom, home gym, theatre, hobby room, or recreation area.

Outside, enjoy the west-facing backyard designed for both relaxation and entertaining, complete with a spacious deck, raised garden beds, wood privacy panels, and plenty of room for extras such as a trampoline or hot tub.

With parks, pathways, shops, restaurants, public transit, and some of Calgary’s top-rated schools all nearby, this home combines an unbeatable location with everyday convenience. Don’t miss your chance to make it yours—schedule your private viewing today.

Built in 2002

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2253052 |
| Price | \$774,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,688 |
| Acres | 0.11 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 54 Cougarstone Mews Sw |
| Subdivision | Cougar Ridge |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 5A2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Chandelier |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Central, In Floor, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Lighting, Playground |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Garden |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 5th, 2025 |
| Days on Market | 1 |
| Zoning | R-G |
| HOA Fees | 119 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Century 21 Masters

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