

# \$899,000 - 112 Cougarstone Manor Sw, Calgary

MLS® #A2209088

**\$899,000**

3 Bedroom, 3.00 Bathroom, 2,257 sqft

Residential on 0.11 Acres

Cougar Ridge, Calgary, Alberta

Located in a beautiful suburban neighborhood suitable for all ages. Upgraded German waterproof laminate throughout the entire house. Main Level includes High Ceilings in the foyer, a spacious Den, NEWER washer and dryer, a built-in gas Fireplace in the living room, Stainless Steel kitchen appliances, a NEWER stainless-steel fridge, Granite Counter Tops, along with a Kitchen Island, Large Pantry, and plenty of Cabinetry. The dining room looks out to a Private Fenced Backyard and a gas line for BBQ. Upper Level features include a Large Bonus room, a Primary Bedroom with a Large Walk-in Closet, an Ensuite with a Separate Shower, and a Jetted Tub; and 2 Bedrooms and a Full Bathroom. Undeveloped FULL Basement is perfect for storage or upgrades. This house is close to Bow Trail/Stoney Trail, Schools, and Amenities, as well as Easy Downtown Access.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209088  |
| Price          | \$899,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,257     |
| Acres          | 0.11      |



|            |             |
|------------|-------------|
| Year Built | 2004        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 112 Cougarstone Manor Sw |
| Subdivision | Cougar Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 5N4                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Distiller, Window Coverings   |
| Heating           | Forced Air, Natural Gas                                                                                                                |
| Cooling           | None                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle, Glass Doors                                                                                                  |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                       |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line, Private Yard            |
| Lot Description   | Back Yard, Landscaped, Lawn           |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 23              |
| Zoning         | R-G             |
| HOA Fees       | 119             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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