

\$684,900 - 45 Cougarstone Place Sw, Calgary

MLS® #A2270286

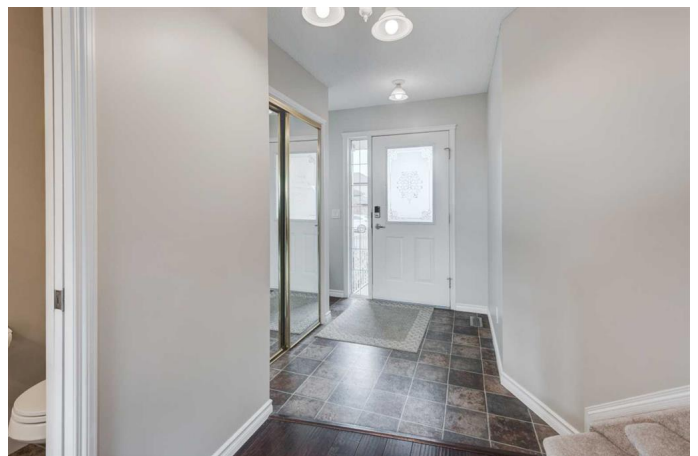
\$684,900

3 Bedroom, 4.00 Bathroom, 1,505 sqft
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to 45 Cougarstone Place SW—an impeccably maintained, south-facing walk-out villa tucked into a quiet cul-de-sac in desirable Cougar Ridge. This rare semi-detached home with no condo fees offers 2,200 sq. ft. of total living space on a large pie-shaped lot with mountain views, combining elegance, privacy, and modern convenience.

From the moment you arrive, pride of ownership shines through. Charming curb appeal, updated exterior finishes, and beautifully landscaped grounds set the stage for the bright, thoughtfully designed interior. The main floor features an inviting open-concept layout with fresh designer paint, upgraded electrical fixtures, and abundant natural light. The spacious living and dining areas flow into a generous kitchen equipped with brand-new matching stainless-steel appliances, ample cabinetry, and a functional breakfast bar. Step onto your 268 sq. ft. south-facing deck—ideal for morning coffee, afternoon barbecues, or taking in Calgary’s spectacular Rocky Mountain sunsets. Upstairs, discover three well-sized bedrooms and two full bathrooms, including a serene primary suite with a walk-in closet and a beautifully appointed ensuite offering dual sinks, a corner jetted tub, and a separate glass shower. A convenient laundry closet with extra shelving completes the upper level. The fully finished walk-out basement extends your living space with 9-foot ceilings, large windows, and



a cozy media room featuring a 110-inch retractable projection screen. A built-in wet bar and half bath make this the perfect entertainment hub or movie-night retreat. A versatile additional room provides options for an office, hobby space, or storage, complementing the shelving in the furnace room. Walk out to a 283 sq. ft. private patio and a fenced backyard surrounded by mature trees and backed by a sound wall for exceptional privacy. Additional highlights include a new hot water tank, newer washer and dryer, extensive Cat5e and coaxial wiring to every room, and a double-attached insulated garage. The expansive pie-shaped lot offers space for gardening, pets, or play—an uncommon luxury in villa-style homes. Situated near top-rated schools and within walking distance to West District shops and amenities, WinSport/COP, Westside Recreation Centre, and with easy access to downtown or the mountains, this location truly has it all. Flexible possession available as early as December 22, 2025. Experience the best of Cougar Ridge living—modern upgrades, functional design, and the perfect blend of privacy and accessibility.

Built in 2002

Essential Information

MLS® #	A2270286
Price	\$684,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,505
Acres	0.10
Year Built	2002
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	45 Cougarstone Place Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4W8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Electric Range, Freezer, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
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Days on Market	3
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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