

\$1,195,000 - 31 Cougarstone Point Sw, Calgary

MLS® #A2250042

\$1,195,000

5 Bedroom, 4.00 Bathroom, 2,902 sqft

Residential on 0.21 Acres

Cougar Ridge, Calgary, Alberta

WALKOUT BASEMENT | OVER 4,000 SQ FT DEVELOPED | TRIPLE GARAGE | BACKING ONTO POND, PATHS & TREES | CITY VIEWS | PIE-SHAPED LOT | 5 BEDROOMS + BONUS ROOM

Welcome to this exceptional fully finished 2-storey walkout home, ideally situated on a quiet cul-de-sac and backing onto a picturesque pond, scenic walking paths, and mature trees – with breathtaking city views and no neighbors behind!

Offering over 4,000 sq ft of developed living space, this home is perfect for a growing family.

Main Floor Highlights: Welcoming foyer and formal dining room, which can also be used as a main floor office.

Gourmet kitchen with custom cabinetry, granite countertops, raised eating bar, stainless steel appliances, and a spacious walk-through pantry

Cozy living room with a stunning 3-sided fireplace

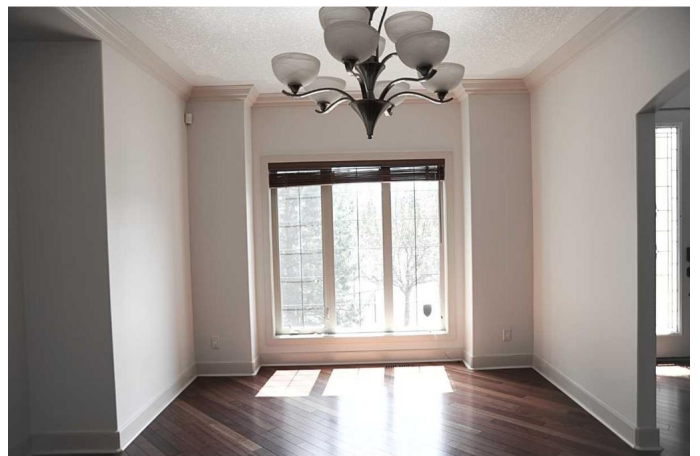
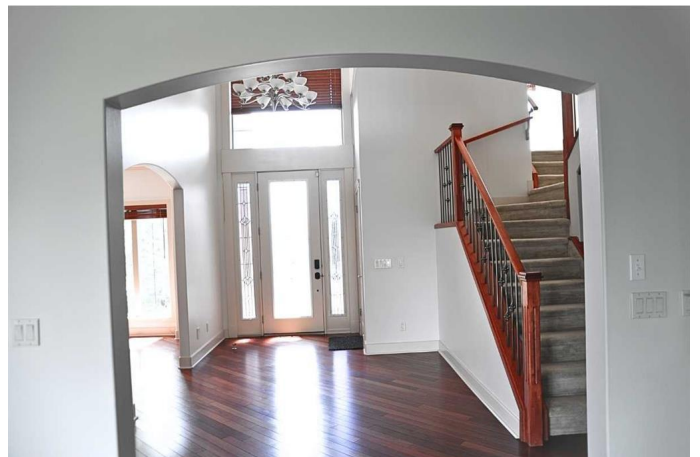
Oversized mudroom with built-in lockers, laundry area with countertop, sink, cabinetry, and direct access to pantry.

Newer hardwood floors and new carpet throughout many areas

Upper Level:

3 spacious bedrooms plus an incredible bonus room – all with central A/C

Primary suite features hardwood floors, a generous walk-in closet, and a spa-like ensuite



with a jacuzzi tub and separate shower.
Walkout Basement:
In-floor heating throughout
Open and bright family room with built-in media center and second fireplace
2 additional large bedrooms and a full bath
Walk out to the covered lower patio – perfect for a future hot tub or private retreat
Outdoor Oasis: Beautifully landscaped pie-shaped lot
Mature trees, fire pit, and lots of space for kids to play or host BBQs
No neighbors behind or to the East, offering exceptional privacy
Additional Features:
Triple garage
Air conditioning
Quiet, family-friendly cul-de-sac location
Steps to walking paths and natural green space
This home truly has it all – space, functionality, luxury, and a prime location with unbeatable views. Don't miss this rare opportunity!

Built in 2005

Essential Information

MLS® #	A2250042
Price	\$1,195,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,902
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Cougarstone Point Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Z3

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Double Vanity, Pantry, Recessed Lighting, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Induction Cooktop
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Double Sided, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Environmental Reserve, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	20

Zoning

R-G

Listing Details

Listing Office

RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.