

**10 Cougarstone Terrace SW
Calgary, Alberta**

MLS # A2204889



\$825,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,037 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized, Parking Pad, Workshop in Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: n/a

OPEN HOUSE! Saturday, April 12th, from 11:00 am to 1:00 pm. 10 Cougarstone Terrace SW offers over 2,000 square feet of well-planned living space in one of Calgary's most sought-after west-end communities. Backing onto a tranquil green pathway that leads to a pond, this property delivers a rare blend of comfort, natural surroundings, and everyday convenience. The entryway opens into a bright, spacious foyer anchored by a staircase with a timeless wooden open railing—an architectural detail that adds warmth and definition to the main level. Inside, you'll find a combination of hardwood and carpet flooring, with durable linoleum in the mudroom. The living room features a gas fireplace with a stone and wood surround, while a sizeable rear-facing window brings in natural light and views of the backyard. The kitchen offers extensive cabinetry, stainless steel appliances, a central island, and a corner pantry. A mudroom/laundry room and a 2-piece powder room complete the main floor. The dining nook looks out over a beautifully maintained backyard that bursts into colour in late spring. An underground sprinkler system keeps both the front and back yards lush and vibrant, and the yard connects directly to a walking path that winds its way to a nearby pond—perfect for quiet strolls or morning runs. Upstairs, a cozy bonus room over the garage adds flexible space for lounging, media, or a home office. The primary bedroom includes a walk-in closet with built-in shelving and a private ensuite with a separate soaker tub and shower—two additional bedrooms and a full bathroom complete the upper level. The basement is unfinished but full of potential, with large windows and roughed-in plumbing for a future bathroom. The oversized double garage stands out with room for a workshop or storage. Additional upgrades include a water

softener system, 30-year shingles installed in 2012, and updated siding and fascia from the same year—giving peace of mind when it comes to maintenance and longevity. People love Cougar Ridge for its blend of nature and convenience. Enjoy nearby access to the Paskapoo Slopes, Calgary French & International School, Calgary Waldorf School, and the amenities of West Springs, Aspen Landing, and Canada Olympic Park. Whether you’re raising a family, working from home, or simply looking to settle into a strong community, this property offers the space and setting to do it all.