



THE
A-TEAM

**RE/MAX
FIRST**

41 COUGAR PLATEAU Point, Calgary T3H 5S7

MLS® #: **A2087401** Area: **Cougar Ridge** Listing Date: **10/19/23** List Price: **\$2,695,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **11,409 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **5,170**
Low Sqft:
Ttl Sqft: **5,170**

DOM

213
Layout
Beds: **6 (4 2)**
Baths: **7.0 (7 0)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,Landscaped,Treed**
Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Covered Courtyard,Lighting**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	19`0" x 18`0"
Kitchen	Main	12`6" x 8`7"
Living Room	Main	21`0" x 18`0"
Atrium	Main	17`0" x 16`0"
Den	Main	10`4" x 10`0"
Bedroom - Primary	Upper	20`3" x 16`0"
Bedroom	Upper	17`0" x 12`6"

Room	Level	Dimensions
Dining Room	Main	15`7" x 14`8"
Dining Room	Main	18`0" x 16`0"
Family Room	Basement	19`5" x 16`0"
Office	Main	14`1" x 10`0"
Bonus Room	Upper	19`0" x 16`2"
Bedroom	Upper	14`1" x 11`10"
Bedroom	Upper	17`2" x 17`0"

4pc Bathroom	Main	10`1" x 4`11"	3pc Bathroom	Basement	11`0" x 4`11"
4pc Bathroom	Basement	8`7" x 4`11"	4pc Ensuite bath	Upper	8`2" x 4`11"
6pc Ensuite bath	Upper	9`6" x 7`2"	4pc Ensuite bath	Upper	8`10" x 8`0"
6pc Ensuite bath	Upper	12`7" x 10`2"	Laundry	Upper	7`8" x 5`8"
Mud Room	Main	8`6" x 3`9"	Exercise Room	Basement	18`0" x 15`1"
Furnace/Utility Room	Basement	13`7" x 10`1"	Other	Basement	10`6" x 10`6"
Game Room	Basement	18`5" x 17`4"	Bedroom	Basement	13`5" x 11`2"
Bedroom	Basement	13`5" x 12`6"	Media Room	Basement	23`8" x 13`5"

Legal/Tax/Financial

Title:	Zoning:	
Fee Simple	R-1	
Legal Desc:	0612038	Remarks

Pub Rmks:	<p>Nestled on a tranquil cul-de-sac, this extraordinary home stands as a testament to luxury living. An exquisite abode tailored for multi-generational living or a large family, it offers sweeping views of the city skyline & a serene natural reserve as its backdrop. Prepare to be enchanted by opulent trim, crystal chandeliers, and exquisite finishes throughout. A grand foyer adorned with limestone floors & mosaic inlays & a formal living room with a cascading fountain welcomes you into a world of lavish living. A magnificent staircase, valued at \$100,000, serves as a centrepiece. For formal gatherings, the dining room exudes elegance with a coffered ceiling. Two private home offices offer a sanctuary for work or quiet contemplation. The family room has magnificent views, a fireplace & extensive built-in cabinets for displaying cherished mementos. Adjacent, a casual dining area with vaulted ceilings and curved windows frame the panoramic vista. The kitchen is a chef's delight, with stainless steel appliances, granite counters, and a wood island with intricately carved legs. Double wall ovens, a beverage fridge, and a warming drawer cater to the needs of culinary enthusiasts. A caterer's/spice kitchen and pantry down the hallway are an added bonus, ideal for entertaining large groups or embarking on ambitious kitchen projects. Ascending the curved staircase, you'll discover a bonus room with a fireplace and spectacular views. This space is perfect for relaxation and unwinding. The primary bedroom is an opulent retreat with a spacious walk-in closet and a double-sided fireplace that separates the bedroom from the ensuite. Pamper yourself in this haven which features a steam shower, soaking tub, and double vanities. Three additional bedrooms each have their own walk-in closets and ensuites, ensuring that every member of the family enjoys their own private sanctuary. The walk-out basement level is an entertainer's dream, boasting a spacious games area, a generous family room, a wet bar, an exercise room with an attached bathroom, and a theatre room with its own snack bar and tiered seating. The two bedrooms are designed with guests or older children in mind, offering the space and privacy they desire. Indoor-outdoor living blend seamlessly, with a huge deck overlooking the yard as well as additional decks off the primary bedroom & bonus room. Enjoy views of the river valley and sparkling city lights from these vantage points. A covered patio features a hot tub, while the fire-pit area is ideal for cool nights. Nature enthusiasts will revel in the accessible walking trails just beyond the back gate. A triple garage with a staircase leading to the lower level & an additional single garage provide ample space for your vehicles & sporting equipment, showcasing the practical side of this luxurious residence. Proximity to prestigious schools like the Calgary French & International School & the outdoor activities at Winsport ensures that this location has something for everyone.</p>
Inclusions:	<p>4 Garage Door Openers and 4 remotes, Hot Tub, Projector Screen and components, TVs and wall mounts, Window Coverings, Air Conditioner, Alarm System, 2 Refrigerators, 3 Dishwashers, 2 Hood Fans, Double Wall Ovens, Microwave, Garburator, Wine Fridge, Electric Stove, Gas Rangetop/Stovetop, Washer, Dryer, Vacuum System and Attachments</p>
Property Listed By:	<p>RE/MAX HOUSE OF REAL ESTATE</p>

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











