



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 COUGAR RIDGE Manor, Calgary T3H 0V3**

MLS®#: **A2126013**

Area: **Cougar Ridge**

Listing Date: **04/25/24**

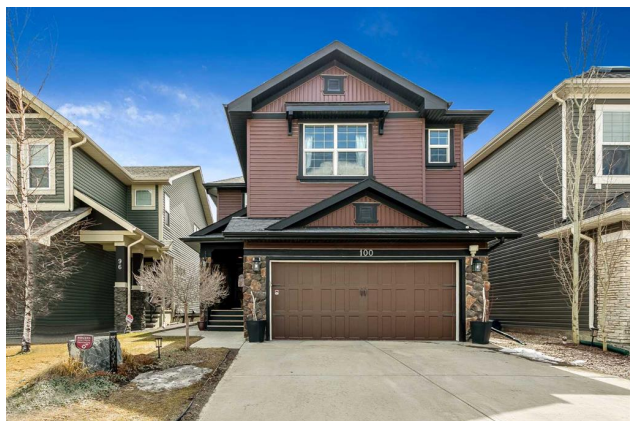
List Price: **\$1,289,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **364 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,654**  
Low Sqft:  
Ttl Sqft: **2,654**

DOM

**24**  
Layout  
Beds: **3 (3 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Other,Private,See Remarks**

**Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Other**

Construction:

**Stone,Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood,Other**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,See Remarks,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Beamed Ceilings,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 24`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 16`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 11`9"</b>	<b>Office</b>	<b>Main</b>	<b>6`2" x 9`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`5" x 19`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 13`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 11`9"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>10`6" x 14`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`5" x 9`3"</b>	<b>Laundry</b>	<b>Upper</b>	<b>5`1" x 7`8"</b>

Family Room	Basement	15`6" x 23`7"	Game Room	Basement	8`6" x 11`3"
Other	Basement	9`0" x 12`6"	Exercise Room	Basement	11`8" x 12`9"
Wine Cellar	Basement	8`0" x 12`6"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"
Covered Porch	Main	5`6" x 12`0"	Balcony	Upper	5`0" x 10`0"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1**  
Legal Desc: **1210568**

Remarks

Pub Rmks: **\*\* OPEN HOUSE: SATURDAY MAY 11th from 12pm-2pm \*\* Welcome home to your custom, exquisite escape in Cougar Ridge SW! On a quiet street tucked in one of the top SW communities... this masterpiece is truly your new HOME SWEET HOME. This immaculate, fully developed, well thought out home, was built with all the care and attention for the growing family. From start to finish, attention to detail and timeless upgrades to last a lifetime...were the focus in this stunning property! Offering over 3800 sq ft of developed living space, a south facing yard backing onto green space and walking path, this home is move in ready for the new homeowner. When you enter the spacious foyer of the home, the flow will amaze you and the open iron stately stairwells will wow you with elegance and a clear view of the chefs kitchen, enclosed office area, living room and dining area. The kitchen is ideal for entertaining with all the prep space, the upgraded appliances, over-sized island (seating up to 8 easily), custom cabinetry, wine fridge, a walk-through pantry and so much more! Your cozy living area offers a wood-burning, stone fireplace and will be the feature element for your main living quarters on those cold winter nights. Full windows and two separate European glass doors opening onto your fabulous south patio and well landscaped yard, with an semi-enclosed deck space will be the icing on the cake for this main living space. The main floor also includes a mud room, and a powder room. Entering the vaulted upstairs area, you will be surprised with a large bonus room, and 3 bedrooms and a office/work station and upper laundry room. The rear master retreat is a dream come true! The balcony off the master is ideal for that morning coffee or late night wine, and a his and hers bathroom with free-standing tub, and walk in glass shower. The larger master walk-in closet finished off this dream retreat. The 2nd and 3 bedrooms also offer 2 additional bathrooms (one en-suite) and one as a full 2nd level 4-piece bathroom. Heading downstairs we open to a rec area, full bar area with kitchen and prep, bar counter, fireplace and living room. The lower level also offers a moody wine room with venetian decor, a gym/flex room , plenty of storage and a full 4 piece bath. Easy access to Stoney Trail, COP, and easy access to the rocky mountains. Top schools, all shopping amenities, transit and bike paths are within minutes away. Welcome home to 100 Cougar Ridge Manor SW.**

Inclusions: **2nd Refrigerator in the basement.**  
Property Listed By: **The Real Estate District**

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



