



THE
A-TEAM

**RE/MAX
FIRST**

453 COUGAR RIDGE Drive, Calgary T3H 5A1

MLS®#: **A2137651**

Area: **Cougar Ridge**

Listing Date: **06/26/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,966**
Low Sqft:
Ttl Sqft: **1,966**

DOM

6
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Gazebo,Front Yard,Lawn,No Neighbours Behind,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
Int Feat: **Breakfast Bar,Open Floorplan,Pantry,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`6" x 12`0"
Living Room	Main	16`6" x 13`0"
Laundry	Second	7`6" x 5`4"
Game Room	Basement	24`0" x 15`6"
Bedroom - Primary	Second	12`6" x 11`6"
Bedroom	Second	11`0" x 10`0"
4pc Bathroom	Second	9`0" x 5`0"

Room	Level	Dimensions
Dining Room	Main	11`0" x 9`0"
Den	Main	12`6" x 9`0"
Bonus Room	Second	19`0" x 13`6"
Furnace/Utility Room	Basement	13`0" x 8`6"
Bedroom	Second	12`0" x 9`6"
2pc Bathroom	Main	9`0" x 5`0"
4pc Ensuite bath	Second	12`0" x 7`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-1

Legal Desc:

0112135

Remarks

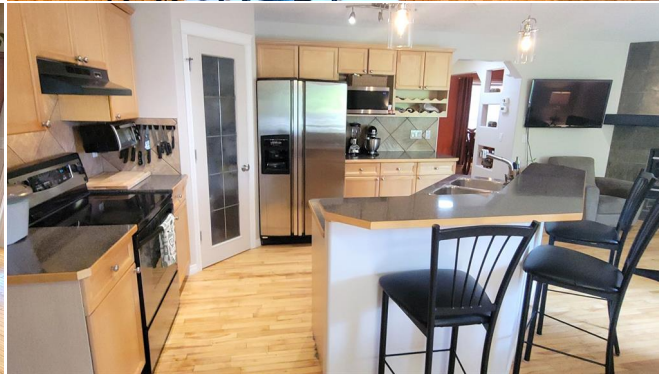
Pub Rmks:

Welcome to your home in desirable Cougar Ridge! This great location is just steps from the Waldorf School, and a short drive to several public and private schools. This beautiful home boasts an incredible, spacious, landscaped yard, a year around deck with wood roofed gazebo that has screens and curtains, a raised garden, and a patio situated in a private backyard with no neighbours behind the home. With nearly 2,700 sq ft of developed living space, this three-bedroom, two and a half bath home shows pride of ownership and has been immaculately maintained. The open floor plan offers functionality and versatility for your family with many great features, starting at the front curb with beautiful stone accents, mature trees and a charming raised flower garden off the front deck—perfect for your morning coffee. With an attached two car garage(with new garage door), you have all the space you need for bikes, tools and both cars. Entering through the front door, you are greeted with a spacious foyer, a large room for dining, office or play room, and a convenient large half bath. Entire interior has been freshly painted. Hardwood floors lead you to the heart of the home, where the main living room is ideal for entertaining. Custom arches lead to the natural stone fireplace which provides a central focal point, creating a cozy atmosphere. The kitchen boasts a family sized raised eating bar with a generous-sized wet island, a large pantry, eat in space, and maple cabinetry. Oversized windows allow for plenty of natural light, and have Hunter Douglas blinds to protect furniture from sunlight. Upstairs, you will be impressed with its fantastic layout and use of space, offering a massive bonus room with vaulted ceilings, and built in projection and screen system, perfect for an entertainment room, gym, and two good-sized bedrooms, four piece bathroom, as well as a large primary bedroom with walk-in closet and private bathroom with soaker jet tub and separate shower. There is also a spacious laundry area off the bonus room on the upper floor for convenient time saving laundry and storage. The spacious fully developed lower level, offers an incredible entertainment area with room for a pool table, gaming, significant storage, and much more. With plumbing ready for a bathroom and two legal windows, "A secondary suite would be subject to approval and permitting by the city/municipality." Cougar Ridge offers quick access to downtown, the Ring Road. shopping, schools, Winsport, walking trails and the Rocky Mountains. Book your private viewing today!

Inclusions:
Property Listed By: **Real Broker**

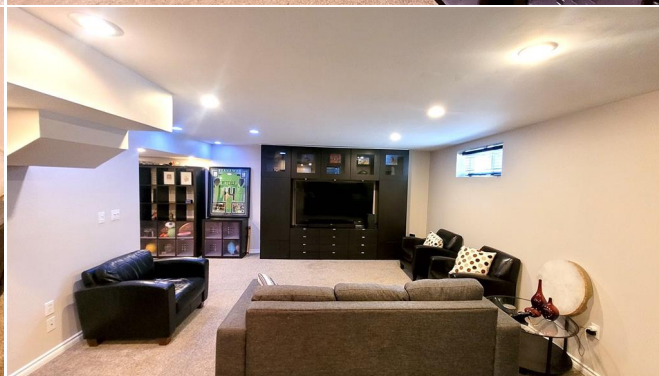
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

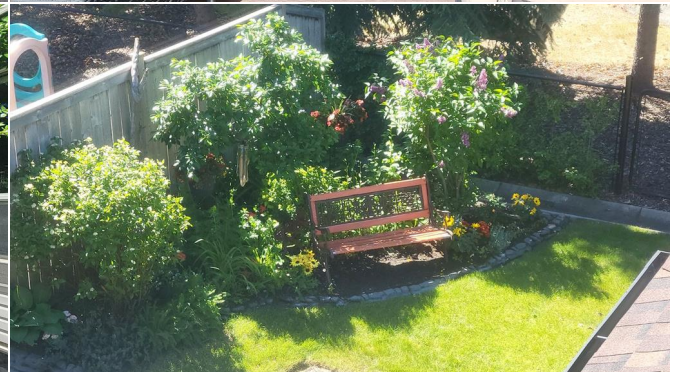












453 COUNSEL RIDGE DR SW CALGARY, AB
MAIN - 852.81 sq. ft. / 79.87 m²
UPPER - 1108.81 sq. ft. / 102.61 m²
PATIO TOTAL - 1985.58 sq. ft. / 182.48 m²
BASEMENT - 852.81 sq. ft. / 79.87 m²
TOTAL DEVELOPED - 2724.68 sq. ft. / 252.22 m²

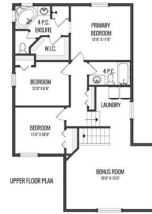
DETACHED SINGLE FAMILY
SEE ALSO ACCESSORIES WITH TO OTHERS FUNCTION



BASEMENT PLAN



MAIN FLOOR PLAN



UPPER FLOOR PLAN

