



THE
A-TEAM

**RE/MAX
FIRST**

109 COUGAR PLATEAU Mews, Calgary T3H 5S1

MLS®#: **A2144962** Area: **Cougar Ridge** Listing Date: **06/27/24** List Price: **\$695,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **4,079 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,284**
 Low Sqft:
 Ttl Sqft: **1,284**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Cul-De-Sac**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Playground,Private Yard**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`1" x 11`5"	Laundry	Main	5`11" x 8`6"
Dining Room	Main	11`8" x 7`9"	2pc Bathroom	Main	2`11" x 7`5"
Kitchen With Eating Area	Main	8`8" x 11`7"	Living Room	Main	11`4" x 13`6"
Bedroom - Primary	Second	11`1" x 12`7"	Bedroom	Second	13`8" x 10`4"
Bedroom	Second	11`7" x 10`4"	4pc Ensuite bath	Second	8`8" x 4`11"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**12`9" x 21`10"
5`11" x 11`8"**

**3pc Bathroom
Den**
Legal/Tax/Financial

**Basement
Basement**

**4`5" x 8`2"
11`8" x 19`7"**

Title:
Fee Simple
Legal Desc:

0410712

Zoning:
R-1N

Remarks

Pub Rmks: ****OPEN HOUSE - June 29 (SAT), 1-3pm ** Welcome to 109 Cougar Plateau Mews SW, situated on a quiet cul-de-sac this well-looked-after property offers double attached garage and developed basement. This 3 Bedroom, 2 Storey Home Greet you with an Open Entrance. Open Concept Kitchen with Breakfast Bar and Living Room with Gas Fireplace with main level Laundry. Upper Level has Master with Walk-in Closet, 2 Bedrooms and a 4 Piece Bath. The private fenced yard provides a perfect retreat for outdoor gatherings and relaxation. Fully Finished Basement with Recreation Room and 4 Piece Bathroom complete this Lovely Home. This is a perfect family home on a cul-de-sac and within walking distance of all that the community has to offer, including the amenities on 85 Street, exceptional schools including Calgary French & International School, Canada Olympic Park & more! This one you need to see!!! Call today to view.**

Inclusions: **NA**
Property Listed By: **First Place Realty**

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







