



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**273 COUGARTOWN Circle, Calgary T3H 0A2**

MLS®#: **A2146878**      Area: **Cougar Ridge**      Listing Date: **07/04/24**      List Price: **\$799,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **3,692 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,706**  
 Low Sqft:  
 Ttl Sqft: **1,706**

DOM

**93**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Hardwood, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`0" x 5`0"	Living Room	Main	16`3" x 11`5"
Kitchen With Eating Area	Main	11`1" x 10`11"	Pantry	Main	5`11" x 3`11"
Dining Room	Main	11`5" x 7`11"	Mud Room	Main	5`8" x 2`11"
Laundry	Main	6`11" x 5`5"	2pc Bathroom	Main	5`11" x 4`11"
Bonus Room	Upper	14`3" x 10`11"	Bedroom - Primary	Upper	12`2" x 11`11"
Walk-In Closet	Upper	6`0" x 4`0"	4pc Ensuite bath	Upper	10`4" x 8`8"
Bedroom	Upper	11`4" x 10`6"	Bedroom	Upper	10`5" x 9`0"

4pc Bathroom  
Bedroom  
Furnace/Utility Room

Upper  
Basement  
Basement

7`9" x 6`9"  
10`11" x 10`10"  
13`11" x 9`11"

Game Room  
4pc Bathroom  
Storage

Basement  
Basement  
Basement

15`9" x 13`9"  
7`7" x 4`11"  
8`0" x 4`0"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-1N

0610200

Remarks

Pub Rmks:

**\*\*RENOVATED KITCHEN & BATHROOMS\*\*** Discover luxury and comfort in this beautifully maintained 4-bedroom, 3½-bathroom home, featuring professionally renovated kitchen and bathrooms (2022). Located in desirable Cougar Ridge, this home offers easy access to parks and pathways, nearby schools, amenities, and the new Stoney Trail expansion, making life simpler and more convenient. An extended driveway and inviting front entry welcome you home. The main floor showcases stunning hardwood flooring and new carpet throughout. The grand, lofted entryway and open floorplan create a warm and welcoming atmosphere, highlighted by a cozy gas fireplace. The spectacular island kitchen boasts quality quartz countertops, recessed lighting, stainless-steel appliances (2024 Refrigerator), and a corner walk-through pantry with ample storage. Fresh hexagon tiles add a stylish touch. Upstairs, the oversized bonus room and extended hallway lead to the second and third bedrooms and a 4-piece bathroom. The elegant primary bedroom is spacious enough for a king bed and features a gorgeous 4-piece ensuite with a deep soaker tub, stall shower, quartz countertops, and an undermount sink. The basement includes another full bathroom, an additional bedroom, and a versatile space perfect for exercise or flex activities. The mudroom with washer and dryer leads to the double garage. The backyard is ideal for summer BBQs and gatherings, creating a perfect setting for making lasting memories. This home exudes pride of ownership, ready to be passed on to you. Imagine your family living here, surrounded by other families who share the same quality of life in West Calgary. Close to top-rated SW schools like Calgary Waldorf, The Edge, Webber & Calgary Academy, Calgary French & International school as well as fantastic restaurants, shopping, and more. Plus, excellent access to the mountains via the new Stoney Trail ring road. Welcome home. Call your real estate agent today to book a showing and experience the wonderful life that awaits you here :)

Inclusions:  
Property Listed By:

Upright Refrigerator (BSMT), Gardening Equipment, Two (2) Large Sofas & Dining Room Table  
RE/MAX First

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









