



THE
A-TEAM

**RE/MAX
FIRST**

15 COUGAR RIDGE Rise, Calgary T3H 0S7

MLS® #: **A2149489** Area: **Cougar Ridge** Listing Date: **07/20/24** List Price: **\$949,889**
 Status: **Active** County: **Calgary** Change: **-\$20k, 02-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **3,659 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,136**
 Low Sqft:
 Ttl Sqft: **2,136**

DOM

58
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Paved,Treed**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave,Other,Range Hood,Refrigerator,See Remarks,Washer**
 Int Feat: **Bookcases,Closet Organizers,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Vinyl Windows,Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`10" x 4`9"	Dining Room	Main	10`10" x 10`6"
Kitchen	Main	10`10" x 14`10"	Living Room	Main	12`1" x 16`9"
Den	Main	9`6" x 13`2"	4pc Bathroom	Second	8`9" x 5`11"
4pc Ensuite bath	Second	11`2" x 11`7"	Bedroom	Second	9`11" x 10`9"

Bedroom	Second	9`5" x 12`0"	Bonus Room	Second	17`10" x 12`11"
Other	Second	4`9" x 4`9"	Laundry	Second	7`11" x 6`2"
Bedroom - Primary	Second	13`8" x 16`6"	4pc Bathroom	Lower	4`11" x 9`3"
Bedroom	Lower	10`9" x 14`8"	Kitchen	Lower	7`7" x 15`2"
Game Room	Lower	14`1" x 22`8"	Storage	Lower	7`6" x 16`6"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1N**
 Legal Desc: **1112505**

Remarks

Pub Rmks: **Exceptional Home in a Great Location! LEGAL SUITE WITH SEPARATE ENTRANCE. A Large Foyer greets you with a lovely Art Display. The Main Level Features a Large and Private Den, with French Doors. 9 ft Ceiling and Built-in Speakers through the Main Level. A 2 sided gas Fireplace in the Family room, and Den. The Professional Kitchen Features Granite Counter Tops and Island, higher cabinets, New Stainless Steel Appliances, a Gas Stove, Glass tiled backsplash, and a Walk-in Pantry. The large Dining Room offers a view on the West Facing Private Backyard, and access to the large deck and patio. Gas line to BBQ. The upper level features a Bonus Room with a Lovely Wet Bar, a Full Bathroom, and 3 Large Bedrooms. The Large Master Bedroom Features a Walk-in Closet, an Ensuite with Separate Shower and Jetted Tub. The Lower Level is a LEGAL SUITE. It Features 9 ft ceiling, Full Kitchen with Granite Counters, Stainless Steel Appliances, a Full Bathroom, a Bedroom with Built-in Shelves, Living and Dining areas, separate laundry and furnace. Freshly painted Double car garage includes lots of built in shelves for storage. NEW PAINT. NEW CARPET. NEW WATER TANK. NEW SINK (Ensuite). NEW FIXTURES. Walk to C.O.P, Close to Parks, and Schools. Easy Downtown Access.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Central)**

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