



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**281 COUGAR RIDGE Drive #1204, Calgary T3H 0J3**

MLS®#: **A2149750**

Area: **Cougar Ridge**

Listing Date: **07/22/24**

List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 10-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,401**  
Low Sqft:  
Ttl Sqft: **1,401**

DOM

**56**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Landscaped,Level**  
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Veneer,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 12`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`11" x 11`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`10" x 4`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`4" x 4`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 10`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$414**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0812238**

Remarks

Pub Rmks: **Welcome to your new home in Cougar Ridge, Calgary, Alberta! Nestled in this vibrant community, this well-maintained townhome offers the perfect blend of comfort, convenience, and style. Step inside this inviting abode and discover a spacious layout designed for modern living. The heart of the home is the beautiful U-shaped kitchen, boasting a full appliance package, ample counter space, a generous pantry, and an abundance of cabinets for all your culinary needs. Gather around the raised breakfast bar for casual meals or entertain with ease in the adjacent dining and living areas. The main level features laminate flooring throughout for easy maintenance, while upstairs carpeting adds warmth and comfort to the bedrooms. Convenient amenities such as laundry facilities and a living room that opens onto a large south-facing back deck create an ideal setting for relaxation or outdoor gatherings. Upstairs, you'll find three well-sized bedrooms and a full bathroom, providing comfortable accommodations for family and guests alike. Additional highlights of this property include a single attached garage with a driveway for extra parking, in-floor heating throughout for year-round comfort, low condo fees, and ample visitor parking for guests. Outside, Cougar Ridge offers a safe and welcoming community environment, with schools, parks, playgrounds, and scenic walking/biking paths just steps away. Enjoy easy access to Canada Olympic Park for outdoor recreation, as well as the newly completed ring road and a wealth of amenities in the surrounding area. Don't miss this opportunity to make Cougar Ridge your home sweet home. Schedule your viewing today and experience the best of Calgary living in this charming townhome**

Inclusions: **None**  
Property Listed By: **Grand Realty**

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