



THE A-TEAM

RE/MAX FIRST

453 COUGAR RIDGE Drive, Calgary T3H 5A1

MLS®#: A2152572 Area: Cougar Ridge Listing Date: 07/25/24 List Price: \$799,900
Status: Active County: Calgary Change: -\$20k, 03-Aug 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
53
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Laundry, Game Room, Bedroom, and Bathroom with their respective levels and dimensions.

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**0112135**

**R-1**

Remarks

Pub Rmks:

**GREAT PRICE. 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 convenience. PLUS extra storage. The spacious fully developed lower level, offers an incredible entertainment area with room for a pool table, gaming, significant storage, and much more. 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:

**screen and built-ins in upper bonus room**

**Real Broker**

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