



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 COUGAR RIDGE Manor, Calgary T3H 0V3**

MLS®#: **A2153443**      Area: **Cougar Ridge**      Listing Date: **08/09/24**      List Price: **\$925,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **3,638 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,276**  
 Low Sqft:  
 Ttl Sqft: **2,276**

DOM

**40**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

| Room                    | Level        | Dimensions             |
|-------------------------|--------------|------------------------|
| <b>Kitchen</b>          | <b>Main</b>  | <b>8`10" x 15`11"</b>  |
| <b>Dining Room</b>      | <b>Main</b>  | <b>8`4" x 10`11"</b>   |
| <b>2pc Bathroom</b>     | <b>Main</b>  | <b>4`11" x 4`11"</b>   |
| <b>6pc Ensuite bath</b> | <b>Upper</b> | <b>11`10" x 11`3"</b>  |
| <b>Bedroom</b>          | <b>Upper</b> | <b>10`2" x 11`6"</b>   |
| <b>Bedroom</b>          | <b>Upper</b> | <b>9`5" x 12`2"</b>    |
| <b>Bonus Room</b>       | <b>Upper</b> | <b>12`11" x 17`11"</b> |

| Room                     | Level           | Dimensions           |
|--------------------------|-----------------|----------------------|
| <b>Living Room</b>       | <b>Main</b>     | <b>16`3" x 13`5"</b> |
| <b>Laundry</b>           | <b>Main</b>     | <b>6`0" x 8`4"</b>   |
| <b>Bedroom - Primary</b> | <b>Upper</b>    | <b>12`5" x 16`5"</b> |
| <b>Walk-In Closet</b>    | <b>Upper</b>    | <b>10`1" x 5`3"</b>  |
| <b>Bedroom</b>           | <b>Upper</b>    | <b>9`5" x 12`6"</b>  |
| <b>4pc Bathroom</b>      | <b>Upper</b>    | <b>9`5" x 7`2"</b>   |
| <b>Bedroom</b>           | <b>Basement</b> | <b>9`8" x 10`4"</b>  |

**Bedroom  
Game Room**

**Basement  
Basement**

**8`10" x 9`8"  
24`7" x 15`7"**

**4pc Bathroom**

**Basement**

**7`5" x 4`11"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-1N**

**1210568**

Remarks

Pub Rmks:

**Welcome to this stunning 6-bedroom 4-bath home in Cougar Ridge, offering over 3000 square feet of total living space. This property features a prime location backing onto scenic walking paths, which takes you to the community pond and Winsport's Canada Olympic Park's ski slope within a few minutes' walk. Main floor discovers an open foyer, a gourmet kitchen with upgraded granite countertops, maple cabinets and drawers, and a bright dining area surrounded by three full walls of windows overlooking the backyard. The cozy great room boasts a contemporary gas fireplace. Upstairs discovers a spacious master bedroom with a spa-like ensuite and walk-in closet, three additional large bedrooms, and a massive bonus room with vaulted ceilings perfect for family gatherings. The 9' ceilings developed basement adds even more living space with two additional bedrooms with large windows allowing an abundance of natural light, a full bathroom, a recreational room, and a sunny office area. Complete with a double garage, this home is the perfect blend of elegance and functionality, ideal for families and entertaining alike. Don't miss the opportunity to make this dream home in Cougar Ridge yours!**

Inclusions:

Property Listed By:

**Shed, Window Coverings (As is), One Garage Remote Control**

**TREC The Real Estate Company**

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