



THE
A-TEAM

**RE/MAX
FIRST**

250 COUGAR PLATEAU Mews, Calgary T3H 5S2

MLS®#: **A2158020** Area: **Cougar Ridge** Listing Date: **08/15/24** List Price: **\$725,000**
Status: **Active** County: **Calgary** Change: **-\$25k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**
Lot Information
Lot Sz Ar: **3,799 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,539**
Low Sqft:
Ttl Sqft: **1,539**

DOM

34
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Level,Street Lighting,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Smart Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 19`0"	Kitchen	Main	11`3" x 7`7"
Dining Room	Main	11`3" x 8`7"	2pc Bathroom	Main	
Laundry	Main		Bedroom - Primary	Upper	11`9" x 11`6"
Bedroom	Upper	13`1" x 12`7"	Bedroom	Upper	9`8" x 10`10"
Bedroom	Upper	11`9" x 13`9"	3pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Upper	6`7" x 8`2"	Walk-In Closet	Upper	0`0" x 0`0"
Family Room	Lower	13`3" x 24`11"	4pc Bathroom	Lower	8`3" x 5`0"
Storage	Lower	11`5" x 19`7"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410712

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to this Stunning Newly Renovated home in the heart of Cougar Ridge. This home features an open floor plan with 9 foot ceiling, quartz counter tops, island and brand new stainless steel appliances. 4 spacious bedrooms upstairs for your growing family. The fully finished basement includes a family room and a full bathroom. All new flooring, lights and much more make this home move in ready! Enjoy those summer days on your south facing backyard deck! This home is a must see!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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







