



THE A-TEAM

RE/MAX FIRST

60 COUGAR RIDGE Landing, Calgary T3H 0X8

MLS®#: A2160451 Area: Cougar Ridge Listing Date: 08/27/24 List Price: \$849,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2013

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: Landscaped, Treed
Park Feat: Heated Garage, Parkade, Tandem, Titled, Underground

Finished Floor Area
Abv Sqft: 1,605
Low Sqft:
Ttl Sqft: 1,605

DOM

22
Layout
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 5
Garage Sz: 4

Utilities and Features

Roof: Asphalt Shingle
Heating: Geothermal
Sewer:
Ext Feat: Private Entrance

Construction: Composite Siding, Stone, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Dining Room, Laundry, Walk-In Closet, Bedroom, and 5pc Ensuite bath.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Den, Family Room, Bedroom - Primary, Bedroom, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee:
\$769

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1312681**

Remarks

Pub Rmks: **Beautiful executive bungalow in a charming lock-and-leave villa-style complex. This former showhome is loaded with upgrades! Over 2,080 sq. ft. of developed space includes 3 bedrooms + a den (all on the main level!). Never worry about parking thanks to 3 stalls, 1 of which is tandem granting room for 4 vehicles! Inside this gorgeous sanctuary are soaring ceilings, gleaming engineered hardwood floors and extra corner windows for abundant natural light. Geothermal heating and cooling ensure your comfort in any season. Grand vaulted ceilings and a floor-to-ceiling stone-encased fireplace in the living room come together to create a relaxing atmosphere. Culinary adventures are inspired in the dream kitchen featuring quartz countertops, a plethora of full-height cabinets, a gas cooktop, stainless steel appliances, soft-close hinges, a unique dumbwaiter and a massive island with a raised breakfast bar to casually gather. Host large or intimate events in the adjacent dining room nestled amongst windows. The expansive west-facing back deck encourages a seamless indoor/outdoor lifestyle for weekends spent lounging or summer barbecues with friends. An enclosed den provides a tucked away work or study space. All 3 bedrooms are on this level including the primary oasis - a true owner's retreat with corner windows, a large walk-in closet and a private ensuite that will leave you feeling spoiled daily. Dual vanities, a deep soaker tub, a separate oversized shower and tons of incorporated storage add to the allure of this incredible space. A large rec room in the finished basement is the perfect flex space for a media room, a home gym or hobby area. Further adding to your comfort and convenience are in-suite laundry, a private storage room in the garage and visitor parking throughout the complex. Phenomenally located within walking distance to schools, transit and several parks. Just a quick drive to West 85 shops, West Side Rec Centre, a multitude of Aspen Woods amenities and Winsport plus easy access in and out of the community via Stoney Trail and just an 8-minute drive to the LRT station. Truly an unbeatable location for this gorgeous, move-in ready home!**

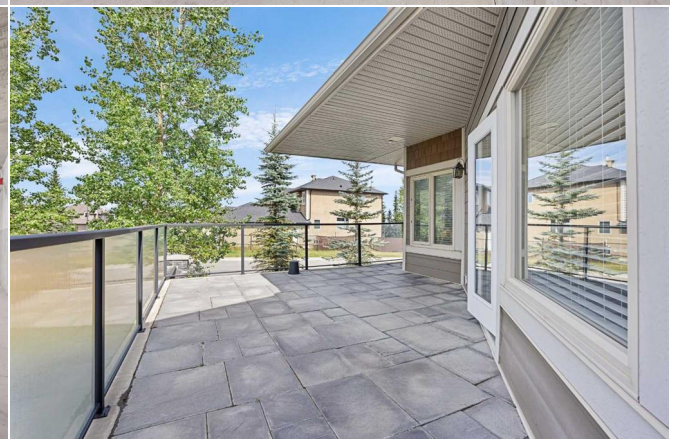
Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Mountain View)

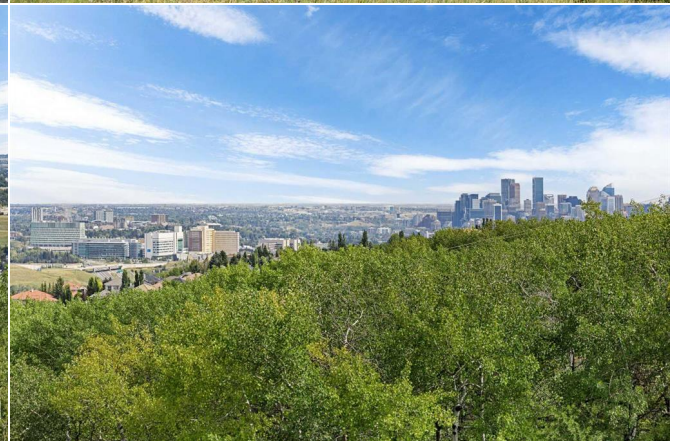
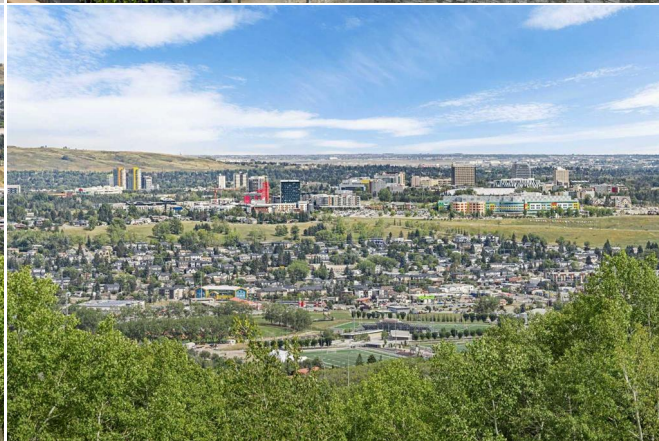
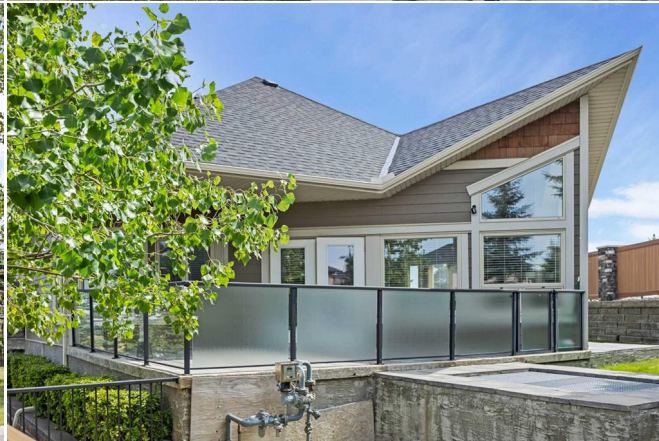
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

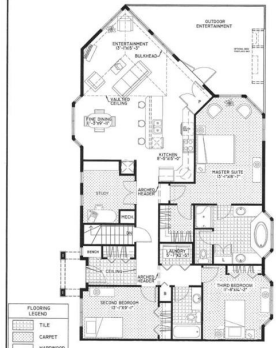












FLOORING LEGEND

[Pattern]	TILE
[Pattern]	CARPET
[Pattern]	HARDWOOD

STATESMAN
CONSTRUCTION