

119 COUGAR RIDGE Drive, Calgary T3H 4X6

MLS®#:	A2162102	Area:	Cougar Ridge	Listing Date:	09/05/24	Lis	t Price: \$888,000			
Status:	Active	County:	Calgary	Change:	None	As	sociation: Fort McMurray			
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Residential Detached Calgary 2001 4,445 sqft Rectangular L Double Garag		2,243 2,243	DOM 13 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	4 (3 1) 2.5 (2 1) 2 Storey 4 2

			l	Utilities and Features					
Roof: Heating: Sewer:	Asphalt Shing Forced Air,Na			Construction: Vinyl Siding,Wood Frame Flooring:					
Ext Feat: Private Yard			Carpet, Ceramic Tile Water Source: Fnd/Bsmt: Poured Concrete						
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Dryer,Ele See Remarks	ectric Stove,Garage Control(s),Range	e, Refrigerator, Washer					
		Room Information							
Room Living Room Kitchen With Eating Area 2pc Bathroom Loft Bedroom		<u>Level</u> Main Main Main Second Second	Dimensions 11`7" x 11`5" 21`4" x 15`8" 5`7" x 3`0" 10`1" x 9`5" 10`10" x 8`11"	<u>Room</u> Dining Room Family Room Laundry Bedroom - Primary Bedroom	<u>Level</u> Main Main Main Second Second	Dimensions 11`5" x 10`3" 17`4" x 13`4" 9`10" x 6`7" 15`7" x 15`1" 10`0" x 9`11"			

5pc Ensuite bath Walk-In Closet Other Bedroom	Second Second Basement Basement	11`8" x 10`4" 11`8" x 4`6" 10`10" x 2`7" 18`1" x 11`3"	4pc Bathroom Family Room Den	Second Basement Basement	7`11" x 4`11" 18`6" x 18`1" 15`9" x 9`4"			
Legal/Tax/Financial								
Title: Fee Simple	0111204	Zoning: R-1						
Legal Desc:	0111204		Remarks					
Pub Rmks:	Open House 2:00 pm - 4:00 pm, Saturday, Sept 21, 20224. ***** Move-In Ready / Cougar Ridge / Fully Finished Bsmt/ Great Value! Well Maintained, Functional, Open Concept, SOUTH-WEST FACING, High Ceiling / Bright & Sunny / 2-Storey Family Home *****. Open Layout w/over 3000+ sqft Living Space, 3+1 Bdrms, Bonus Space / Sitting Room, 1 Den/Office, & 3.5 Baths, 2 fireplaces. >>>>Upgrades include Brand New Hot Water Tank, Brand New Fridge, & Brand New Dishwasher. High-end SS Kitchen Appliances, Newer Garage Door, Newer Roofing 2015, <							