



THE
A-TEAM

**RE/MAX
FIRST**

250 COUGAR PLATEAU Way, Calgary T3H 5S2

MLS®#: **A2162881** Area: **Cougar Ridge** Listing **09/05/24** List Price: **\$739,900**
 Status: **Pending** County: **Calgary** Date: Change: **-\$10k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,586**
Lot Information Low Sqft:
 Lot Sz Ar: **3,293 sqft** Ttl Sqft: **1,586**
 Lot Shape:

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Lower	0`0" x 0`0"
Dining Room	Main	9`6" x 8`3"	Kitchen	Main	17`7" x 14`3"
Laundry	Main	6`4" x 5`6"	Living Room	Main	13`6" x 15`7"
Bedroom	Second	13`8" x 11`6"	Bedroom	Second	9`6" x 10`2"
Bedroom - Primary	Second	13`2" x 14`0"	Game Room	Lower	30`5" x 17`1"
Storage	Lower	7`0" x 7`0"			

Title:
Fee Simple
 Legal Desc:

Zoning:
R-1N

0410712

Remarks

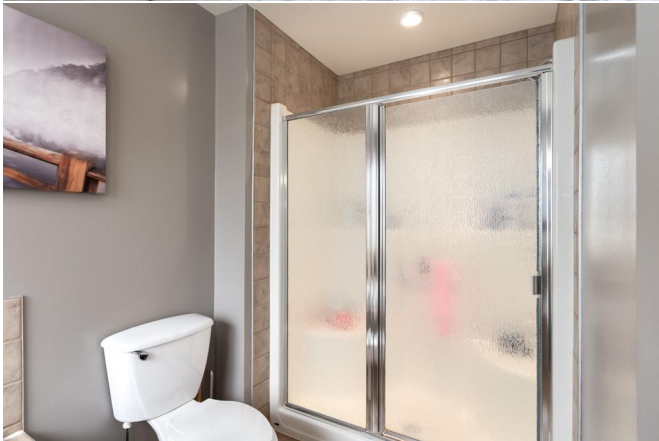
Pub Rmks: **IMMACULATE 3 Bedroom, 3.5 Bathroom, 2 Storey with Fully Developed Basement. Welcome to this beautiful family home with a perfect location in the sought after community of Cougar Ridge. The main floor features a modern open floor plan with spacious entry, bright living room with a gas fireplace and hardwood floors throughout. The kitchen is a bright comfortable space with loads of cabinets, eat-up island, granite counter tops, walk through pantry and stainless steal appliances. The dining room has large windows and is perfect for morning coffee and leads out to the new composite back deck. The 2nd level features a large master bedroom with 4 piece ensuite bath complete with jetted tub and separate shower. The second bedroom and third bedroom are great in size and share a 4 piece bathroom. The basement is fully developed with a large living/theatre room(Theatre System and Stadium Chairs Included) as well as a 4 piece bathroom. The West facing yard is fully fenced and pet-friendly. Located perfectly steps away to greenspace, walking pathways, schools and shopping. Don't miss out on this functional, comfortable house ideal for individuals, couples or families looking for home in a quiet, friendly neighborhood. You are walking distance to excellent restaurants, coffee shops, shopping, day care centers and minutes away from the West LRT Station. The schools in Cougar Ridge are excellent, you are close to the Calgary French and International school, public schools and a short drive to private schools Webber academy and Rundle college.**

Inclusions:
 Property Listed By: **3 Theatre Stadium Seats on platform.
 Century 21 Bamber Realty LTD.**

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











250 Cougar Plateau Way SW, Calgary, AB

Main Floor Exterior Area 733.95 sq ft
Enclosed Area 622.66 sq ft



PREPARED: 2024/09/30



White regions are excluded from total floor area in VOUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

250 Cougar Plateau Way SW, Calgary, AB

2nd Floor Exterior Area 792.73 sq ft



PREPARED: 2024/09/30



White regions are excluded from total floor area in VOUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

250 Cougar Plateau Way SW, Calgary, AB

Basement (Below Grade) Exterior Area 714.16 sq ft



0 2 4 ft

PREPARED 2024/03/30



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.