



THE
A-TEAM

**RE/MAX
FIRST**

94 COUGAR PLATEAU Way, Calgary T3H 5S4

MLS®#: **A2164506** Area: **Cougar Ridge** Listing Date: **09/13/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **-\$16k, 19-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2004** Abv Sqft: **1,625**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,530 sqft** Ttl Sqft: **1,625**
 Lot Shape:

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 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** Flooring: **Carpet,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|--------------|------------------------|--------------------------|--------------|----------------------|
| Kitchen | Main | 13`10" x 15`0" | Living Room | Main | 12`6" x 14`4" |
| Dining Room | Main | 8`11" x 9`7" | Sunroom/Solarium | Main | 17`3" x 13`8" |
| 2pc Bathroom | Main | | Bedroom - Primary | Upper | 11`8" x 12`8" |
| Bedroom | Upper | 11`7" x 11`2" | Bedroom | Upper | 11`1" x 10`9" |
| 4pc Ensuite bath | Upper | | 4pc Bathroom | Upper | |
| Game Room | Lower | 21`10" x 22`11" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0410712

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY SEPTEMBER 21, 2PM-4PM. Welcome to your new home in the sought after community of Cougar Ridge! This home has been lovingly maintained by the original owners including major improvements like NEW ROOF 2022 AND HOT WATER TANK 2024. With over 2250 sq ft of DEVELOPED LIVING SPACE, this FULLY FINISHED home features an open concept floor plan and a beautiful all-seasons sun room, your DREAM HOME awaits! Step into a bright and spacious entry way and be greeted by soaring open to above ceilings. There is also a large front closet and a powder room conveniently tucked away at the end of the hall. The heart of the home features a large kitchen with an island and plenty of cabinet storage including a must-have pantry. Enjoy nearly new appliances! DISHWASHER AND STOVE ARE 2022 and MICROWAVE IS 2023. The sunny dining area easily accommodates a large dining table for entertaining and family meals. Move into the living room which features a gas fireplace and plenty of space for spending time with the family. The main floor is complete with the stunning four-season sunroom. Surrounded by large windows and skylights, this space can be used as an additional living space, play room, home office and a perfect spot for your morning coffee while you sit by the fireplace. Head to the upper where you will find the primary room complete with an ensuite and walk-in closet, two generously sized secondary bedrooms with large windows and a full bath with plenty of storage and counter space. The FULLY FINISHED basement has egress windows making a fourth bedroom a simple addition if desired. It is also roughed in for a future bathroom. The laundry completes the lower level. This home also an UNDERGROUND SPRINKLER SYSTEM, and a beautiful PRIVATE east facing backyard. All of this close to schools, 15 minutes from downtown Calgary, the Foothills Hospital and U of C, minutes from the Stoney Trail Ring Road allowing for quick access to the mountains and around the entire city, walk to awesome amenities in the trendy West District including Deville Coffee, HotShop Hot Yoga, Blanco Cantina Restaurant, groceries, and more. Don't miss your chance to call this special property home!

Inclusions:
Property Listed By:

**Murphy Bed, Shed, Garage Shelving, Shelving in Storage Room
Real Broker**

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







