



THE
A-TEAM

**RE/MAX
FIRST**

216 COUGAR RIDGE Drive, Calgary T3H 4X2

MLS®#: **A2165206** Area: **Cougar Ridge** Listing Date: **09/12/24** List Price: **\$724,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **2004** Abv Sqft: **1,662**
Lot Information Low Sqft:
Lot Sz Ar: **3,918 sqft** Ttl Sqft: **1,662**
Lot Shape:

DOM

7
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Access:
Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

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

Utilities and Features

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`7"	Dining Room	Main	10`6" x 10`0"
Kitchen	Main	10`2" x 10`0"	Laundry	Main	8`5" x 5`4"
Living Room	Main	12`6" x 15`11"	4pc Bathroom	Second	5`7" x 7`11"
4pc Ensuite bath	Second	9`11" x 8`9"	Bedroom	Second	10`8" x 9`11"
Bedroom	Second	8`4" x 10`11"	Family Room	Second	12`6" x 16`8"
Bedroom - Primary	Second	12`8" x 14`10"	2pc Bathroom	Basement	7`10" x 5`9"
Den	Basement	9`5" x 14`1"	Game Room	Basement	16`8" x 26`0"

Furnace/Utility Room

Basement

4`10" x 12`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0312817

Zoning:

R-1

Remarks

Pub Rmks:

Welcome to this beautifully maintained 2-story home in Cougar Ridge, designed for both comfort and style. The main floor boasts a bright, open-concept living area with a sleek fireplace that flows into a spacious dining room and modern kitchen. The kitchen, featuring crisp white cabinetry and plenty of storage, opens to a sunny deck overlooking a landscaped backyard—perfect for outdoor relaxation and entertaining. Upstairs, enjoy a versatile bonus room, ideal for family time or a home office, along with three generous bedrooms. The primary suite includes a walk-in closet and a 4-piece ensuite with a soaker tub. Two additional bedrooms and a full bath complete the second level, offering space for everyone. The fully finished basement is a fantastic extension of the home, featuring a sizable den, a 2-piece bathroom, and a large recreation room, perfect for a media space or games room. With convenient main-floor laundry and direct access to the attached double garage, this home is designed for easy living. Located in the vibrant Cougar Ridge community, near parks and trails with quick access to downtown and the mountains, this home blends practicality with tranquility.

Inclusions:

Property Listed By:

Closet in the basement

RE/MAX Landan Real Estate

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







