



THE
A-TEAM

**RE/MAX
FIRST**

136 COUGARTOWN Close, Calgary T3H0B3

MLS® #: **A2165811**

Area: **Cougar Ridge**

Listing Date: **09/13/24**

List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,316 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,151**
Low Sqft:
Ttl Sqft: **2,151**

DOM

69

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`3" x 12`2"
Living Room	Main	14`9" x 14`6"
Bonus Room	Second	19`0" x 13`9"
Laundry	Main	7`3" x 5`2"
Furnace/Utility Room	Basement	16`8" x 5`0"
Bedroom	Second	12`0" x 9`6"
Bedroom	Basement	13`6" x 12`2"

Room	Level	Dimensions
Dining Room	Main	12`11" x 10`5"
Family Room	Basement	29`10" x 13`3"
Den	Main	13`11" x 9`5"
Mud Room	Main	7`11" x 4`2"
Bedroom - Primary	Second	17`8" x 13`0"
Bedroom	Second	12`0" x 9`7"
2pc Bathroom	Main	5`2" x 5`0"

3pc Bathroom 4pc Ensuite bath	Basement Second	8`8" x 7`0" 8`10" x 8`6"	4pc Bathroom Legal/Tax/Financial	Second	8`4" x 5`0"
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Title: Fee Simple Legal Desc:	Zoning: R-1	0610235	Remarks
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Pub Rmks:	OPEN HOUSE SAT SEP 14 & SUN SEP 15 FROM 2-4PM!! Welcome to 136 Cougartown Close SW, a beautiful and spacious home located in the highly desirable neighborhood of Cougar Ridge. This well cared for property offers a bright and airy open-concept layout, perfect for both family living and entertaining. As you step inside, you'll be greeted by tasteful design finishes, hardwood floors, and large windows that flood the space with natural light. The gourmet kitchen features stainless steel appliances, ample cabinetry, and a large island, making it a chef's dream. Upstairs, you'll find generously sized bedrooms, including a large primary suite with a walk-in closet and 4 piece ensuite. The fully finished basement offers additional living space, ideal for a home office, media room, or play area. Outside, the private backyard is perfect for relaxing or hosting summer barbecues, with a spacious deck and low-maintenance landscaping. Located close to top-rated schools, parks, shopping, and dining, this home offers convenience and a vibrant lifestyle in a family-friendly community. With easy access to downtown and the mountains, it's a fantastic opportunity to own in one of the city's most sought-after neighborhoods. Don't miss your chance to call this beautiful property home!
Inclusions: Property Listed By:	N/A RE/MAX iRealty Innovations

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









