

**14 COUGAR RIDGE Bay, Calgary T3H 5C4**

MLS®#: **A2170668** Area: **Cougar Ridge** Listing Date: **10/03/24** List Price: **\$645,000**  
 Status: **Active** County: **Calgary** Change: **-\$4k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **3,810 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Cul-De-Sac,Few Trees,Lawn,Landscaped**  
 Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Finished Floor Area

Abv Sqft: **1,404**  
 Low Sqft:  
 Ttl Sqft: **1,404**

DOM

**19**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Shingle** Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Linoleum**  
 Sewer: Ext Feat: **Fire Pit,Garden,Private Yard** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Gas Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Pantry**

Room Information

| Room                        | Level           | Dimensions            | Room                     | Level         | Dimensions           |
|-----------------------------|-----------------|-----------------------|--------------------------|---------------|----------------------|
| <b>Kitchen</b>              | <b>Main</b>     | <b>11`5" x 10`9"</b>  | <b>Living Room</b>       | <b>Main</b>   | <b>16`8" x 14`1"</b> |
| <b>Dining Room</b>          | <b>Main</b>     | <b>10`9" x 3`0"</b>   | <b>Bedroom - Primary</b> | <b>Second</b> | <b>13`1" x 11`1"</b> |
| <b>Bedroom</b>              | <b>Second</b>   | <b>11`3" x 11`11"</b> | <b>Bedroom</b>           | <b>Second</b> | <b>11`9" x 9`6"</b>  |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>10`0" x 9`0"</b>   | <b>2pc Bathroom</b>      | <b>Main</b>   | <b>0`0" x 0`0"</b>   |
| <b>4pc Bathroom</b>         | <b>Second</b>   | <b>0`0" x 0`0"</b>    | <b>4pc Ensuite bath</b>  | <b>Second</b> | <b>0`0" x 0`0"</b>   |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0212440**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**For more information, please click on Brochure button below. Beautifully maintained family home in a price location! This inviting 3-bedroom, 2.5-bathroom residence is nestled on a quiet cul-de-sac in the sought-after Cougar Ridge neighborhood. Only moments from top-rated schools like the French and International School, parks, trails, and easy access to both Stoney Trail and downtown Calgary via the West LRT. The home's open-concept design, featuring rich hardwood floors, offers a bright and airy atmosphere, with large picture windows framing the recently developed, low-maintenance backyard, complete with a fire pit area for those cozy evenings outdoors. A sun-drenched staircase with sunburst windows adds a touch of elegance. The spacious master suite boasts a walk-in closet and a private ensuite, while all bedrooms offer generous space. Upgrades like a new water tank and furnace ensure comfort and energy efficiency. You'll also enjoy a double attached garage, a large kitchen and dining area, plus access to a deck and fenced yard for outdoor living. This is a single-family home with no condo fees – ideal for those looking for comfort and convenience! HOA fees yearly \$120.**

Inclusions:  
Property Listed By:

n/a  
**Easy List Realty**

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





