



THE
A-TEAM

**RE/MAX
FIRST**

156 COUGAR RIDGE Drive, Calgary T2W 2N5

MLS®#: **A2175624** Area: **Cougar Ridge** Listing Date: **10/26/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **4,467 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,192**
 Low Sqft:
 Ttl Sqft: **2,192**

DOM

3
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`11" x 10`0"	Living Room	Main	17`11" x 16`3"
Family Room	Lower	20`0" x 11`0"	Office	Main	10`7" x 8`11"
Kitchen	Main	13`2" x 9`1"	Bedroom - Primary	Second	14`11" x 14`4"
Bedroom	Second	11`11" x 9`11"	Bedroom	Second	13`11" x 8`11"
Bedroom	Second	17`11" x 10`11"	2pc Bathroom	Main	
3pc Bathroom	Lower		4pc Bathroom	Second	
4pc Ensuite bath	Second		Laundry	Main	8`2" x 7`11"

Bedroom	Lower	11`0" x 10`4"	Den Legal/Tax/Financial	Lower	9`3" x 8`11"
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Title: Fee Simple	Zoning: R-G	Remarks			
Legal Desc:	0111204				

Pub Rmks: **Welcome to this impressive five-bedroom home in the sought-after SW community of Cougar Ridge! Perfectly situated just steps from the local school, this property is ideal for families seeking convenience and a welcoming neighborhood. Inside, you'll discover a beautifully designed layout with ample space for everyone, including but not limited to not one, but two office spaces. The newly finished lower level adds versatility to the home, providing an additional living area, bedroom, or entertainment space to suit your needs. Each room is thoughtfully designed to create comfort and functionality, from the bright, open living areas to the private bedrooms. Out back, the private backyard offers a peaceful retreat, perfect for relaxing or hosting family gatherings. With its prime location, large floor plan, and modern updates, this home has everything you need. Don't miss this incredible opportunity to call Cougar Ridge home—schedule your private showing today!**

Inclusions:
Property Listed By: **NA**
RE/MAX Landan Real Estate

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







