



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 COUGARSTONE Square, Calgary T3H 5L4**

MLS®#: **A2178386**      Area: **Cougar Ridge**      Listing Date: **11/08/24**      List Price: **\$859,000**  
 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: **4,488 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,063**  
 Low Sqft:  
 Ttl Sqft: **2,063**

DOM

**13**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood**  
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	11`5" x 10`0"	Living Room	Main	17`0" x 12`7"
Eat in Kitchen	Main	12`5" x 13`3"	Dining Room	Main	12`6" x 9`9"
Bonus Room	Upper	17`11" x 11`11"	Bedroom	Upper	9`11" x 11`3"
Bedroom	Upper	10`11" x 12`2"	Bedroom - Primary	Upper	13`4" x 11`5"
Family Room	Lower	20`3" x 14`1"	Bedroom	Lower	15`2" x 8`9"
Storage	Lower	12`5" x 8`1"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"

3pc Bathroom

Lower

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0213399

Zoning:

R-G

Remarks

Pub Rmks:

**This beautiful, newly renovated home in sought-after Cougar Ridge offers modern upgrades and a fantastic location close to the ring road for easy commuting. With 4 spacious bedrooms and 3.5 bathrooms, plus a fully finished basement, there's plenty of room for a growing family or hosting guests. Recent updates include new shingles (within the last three years), professionally painted, plush new carpet, luxury vinyl plank flooring, updated lighting, window coverings, low-flush toilets for eco-friendly living and freshly laid sod in the backyard. The highlight of the home is the large deck, ideal for entertaining or relaxing, overlooking a private, tree-lined walking path. The backyard's direct access to the path offers a serene natural backdrop and added privacy. Perfect for those looking for a move-in-ready property in a great neighborhood with amenities nearby.**

Inclusions:

na

Property Listed By:

MaxWell Capital Realty

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

























