

229 COUGAR RIDGE Drive, Calgary T3H 5L2

A2178838 **Cougar Ridge** Listing 11/12/24 List Price: **\$725,000** MLS®#: Area:

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2003 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

1,842

Ttl Sqft: 4,843 sqft 1,842

<u>Parking</u>

<u>DOM</u>

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 4 Garage Sz: 2

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Back Yard, Landscaped, Level, Rectangular Lot

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Fireplace(s),Forced Air Heating:

Sewer:

Ext Feat: **Private Yard**

Brick, Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood Water Source: Fnd/Bsmt:

Poured Concrete

Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings Kitchen Appl:

Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Int Feat: Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`7" x 4`7"	Dining Room	Main	8`11" x 7`11"
Kitchen	Main	14`2" x 14`6"	Laundry	Main	7`2" x 12`8"
Living Room	Main	11`9" x 17`8"	4pc Bathroom	Upper	6`2" x 7`10"
4pc Ensuite bath	Upper	9`3" x 11`10"	Bedroom	Upper	10`9" x 9`5"
Bedroom	Upper	8`11" x 12`1"	Family Room	Upper	13`8" x 19`1"
Bedroom - Primary	Upper	14`3" x 11`10"	3pc Bathroom	Lower	9`11" x 4`1"

Bedroom Lower 13`8" x 12`0" Game Room Lower 11`11" x 22`6"
Storage Lower 7`1" x 4`9" Furnace/Utility Room Lower 7`5" x 6`6"

Title: Zoning: Fee Simple R-G

Legal Desc: **0410772**

Remarks

Pub Rmks:

Welcome to this beautifully maintained 4 bedroom, 3.5 bathroom home located in the family friendly neighbourhood of Cougar Ridge. Everything is at your fingertips with easy access to downtown, quick accessibility to the mountains and Calgary Olympic Park, steps away from the Calgary French and International School, walking and biking trails, convenient access to transit, shopping and restaurants. This is your chance to call Cougar Ridge Home. Inside, you will discover an open concept layout where the main floor is home to large picture windows allowing ample amounts of warm light to flow through from the south facing backyard. The living room offers a beautiful fireplace to cozy up to while the kitchen offers lots of storage space including a walk through pantry. The laundry room and powder room complete the main floor. The open stairs lead you to a spacious family room, the primary bedroom with walk in closet and four piece ensuite including a large soaker tub and separate shower. Two other well sized bedrooms and another four piece bathroom will be found on this level. The fully finished lower level offers a massive recreation room, another bedroom as well as a three piece bathroom and extra storage. The private south backyard is the perfect space for outdoor entertaining. Schedule your showing today and move in before the holidays!

Inclusions: NA

Property Listed By: Century 21 Bravo Realty

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









