



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**229 COUGAR RIDGE Drive, Calgary T3H 5L2**

MLS®#: **A2178838**

Area: **Cougar Ridge**

Listing Date: **11/12/24**

List Price: **\$725,000**

Status: **Pending**

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: **4,843 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,842**  
Low Sqft:  
Ttl Sqft: **1,842**

DOM

**9**

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

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







