



THE
A-TEAM

**RE/MAX
FIRST**

250 COUGAR PLATEAU Mews, Calgary T3H 5S2

MLS® #: **A2180005** Area: **Cougar Ridge** Listing Date: **11/19/24** List Price: **\$699,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,799 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,539**
 Low Sqft:
 Ttl Sqft: **1,539**

DOM

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

Parking

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

Access:
 Lot Feat: **Cul-De-Sac, Landscaped, Level, Street Lighting, Rectangular Lot, Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 19`0"	Kitchen	Main	11`3" x 7`7"
Dining Room	Main	11`3" x 8`7"	2pc Bathroom	Main	
Laundry	Main		Bedroom - Primary	Upper	11`9" x 11`6"
Bedroom	Upper	13`1" x 12`7"	Bedroom	Upper	9`8" x 10`10"
Bedroom	Upper	11`9" x 13`9"	3pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Upper	6`7" x 8`2"	Walk-In Closet	Upper	0`0" x 0`0"
Family Room	Lower	13`3" x 24`11"	4pc Bathroom	Lower	8`3" x 5`0"
Storage	Lower	11`5" x 19`7"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410712

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to the beautiful and sought after community of Cougar Ridge. Close to all amenities including, walking paths, top notch schools, Canada Olympic Park, shopping and much more. This fully renovated 2 storey home with a double attached garage and numerous updates will not disappoint. Stepping in you are welcomed by a modern and warm open floor plan. Featuring luxury vinyl plank flooring, led lighting, and a center piece tile surround fireplace. The white kitchen, brand new stainless steel appliances with modern pendant lighting overlooks the dining room and patio doors that lead to a large composite deck, perfect for entertaining in the summer. Main floor laundry and a 2pc powder room complete this floor. Upstairs you will find 4 good sized bedrooms, a large 4pc bath and a new 3pc ensuite in the primary with built in closets. The basement features an open rec area or family room with another fireplace and full bath. This home is a must see and the best priced detached home in this community. Call your favorite agent today for your very own private viewing.

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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









