



THE
A-TEAM

**RE/MAX
FIRST**

225 COUGAR RIDGE Drive, Calgary T3H 5L2

MLS®#: **A2180248** Area: **Cougar Ridge** Listing Date: **11/20/24** List Price: **\$750,000**
 Status: **Active** 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: **5,683 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,852**
 Low Sqft:
 Ttl Sqft: **1,852**

DOM

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

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Landscaped,Level,Underground Sprinklers,Private**
 Park Feat: **Additional Parking,Double Garage Attached,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`4" x 11`0"
Dining Room	Main	12`0" x 11`0"
Laundry	Main	10`0" x 5`1"
Office	Second	8`6" x 4`10"
4pc Ensuite bath	Second	10`0" x 5`0"
Bedroom	Second	10`0" x 10`0"
Game Room	Lower	23`9" x 13`4"

Room	Level	Dimensions
Great Room	Main	18`6" x 14`0"
2pc Bathroom	Main	5`8" x 4`4"
Bonus Room	Second	18`0" x 12`6"
Bedroom - Primary	Second	14`8" x 12`0"
Bedroom	Second	10`0" x 10`0"
4pc Bathroom	Second	8`0" x 5`0"
Bedroom	Lower	14`1" x 9`5"

3pc Bathroom
Furnace/Utility Room

Lower
Lower

7'4" x 5'0"
8'7" x 7'4"

Storage

Lower

9'9" x 3'9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410772

Zoning:
R-G

Remarks

Pub Rmks:

JUST LISTED in COUGAR RIDGE! Want to live in an AMAZING COMMUNITY with NO NEIGHBOURS ON ONE SIDE, a PRIVATE SUNNY SOUTH FACING BACKYARD, on a HUGE LOT that can accommodate RV parking, then this is it! This fully finished RENOVATED 2 storey home is walking distance to many great schools & amenities! HIGH END FINISHINGS throughout including LOADS OF WHITE KITCHEN CABINETRY, QUARTZ COUNTERTOPS, 5 BURNER GAS STOVE, BOSCH DISHWASHER, BUILT-IN MICROWAVE, corner pantry, TIGER HARDWOOD FLOORING, and a LARGE DINING AREA. Enjoy the sunshine on the HUGE SOUTH FACING CEDAR DECK out to an amazing backyard with FLAGSTONE PATIO! Beautiful WOOD SPINDLE RAILING STAIRCASE leads to the upper level with TIGER HARDWOOD FLOORING, an amazing BONUS ROOM with gas fireplace, PRIVATE OFFICE AREA with windows perfectly tucked away, 3 bedrooms including the king sized primary, which features a large WIC, gorgeous 4 PCE ensuite with a separate OVERSIZED CUSTOM BUILT TILED SHOWER, huge sink with HIS & HERS TAPS, and IN-FLOOR HEATING. The lower level is beautifully finished with a large recreation room, WET BAR for entertaining, 4th bedroom, 3 PCE bathroom with HEATED FLOORS, pool table, and a SEPARATE STORAGE ROOM. The HEATED DOUBLE ATTACHED GARAGE is large enough to fit 2 full sized trucks! So many extras in this home - CENTRAL AIR CONDITIONING, flat finished ceilings, pot lights, under and above cabinet lightening, silgranit kitchen sink, garburator, ceiling fans, a secondary Unify wifi network, huge 75 gallon water heater, hot and cold water taps in the garage, underground sprinklers, landscaped beautifully, the list goes on and on! \$750,000. This property shows 10/10, is priced to sell and will not last long!

Inclusions:
Property Listed By:

**Pool table and pool table accessories
RE/MAX Real Estate (Mountain View)**

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











