



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**159 COUGARSTONE Court, Calgary T3H 5R4**

MLS®#: **A2184193**

Area: **Cougar Ridge**

Listing Date: **12/20/24**

List Price: **\$749,900**

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: **4,736 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,882**  
Low Sqft:  
Ttl Sqft: **1,882**

DOM

**32**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Garden,Low Maintenance Landscape,Pie Shaped Lot,Private**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 13`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 13`1"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`0" x 12`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`9" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`10" x 5`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 9`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`10" x 4`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`0" x 7`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 10`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`3" x 3`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`11" x 10`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0413187**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Nestled in the heart of Cougar Ridge, this charming family home offers an idyllic lifestyle. Enjoy the convenience of walking distance to the Calgary Waldorf School and a short commute to the Calgary French and International School, Paskapoo Slopes, and Winsport. Inside, an open-concept main floor seamlessly connects the spacious kitchen to the sun-drenched living and dining areas. A convenient main floor laundry and mud room add extra functionality to the space, providing easy access from the attached double garage which offers plenty of room for vehicles and additional storage needs. Step outside to a sprawling Northwest-facing backyard, perfect for entertaining guests and enjoying countless gatherings of all sizes. Upstairs, discover a generous bonus room with vaulted ceilings, two spacious bedrooms for the kids, and a luxurious primary suite complete with a 5-piece ensuite and a walk-in closet. The unspoiled basement awaits your personal touch, offering a blank canvas for a home theater, recreation room, or additional living space. Recent updates include fresh paint, air conditioning, a newer roof, and a convenient gas line for your BBQ. Don't miss this incredible opportunity to make this beautiful home your own!**

Inclusions:  
Property Listed By: **All shelves in home, 3 Mirrors in Bonus Room, Shed, AC Unit, Ring Doorbell  
RE/MAX First**

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











