



THE
A-TEAM

**RE/MAX
FIRST**

254 COUGARSTONE Gardens, Calgary T3H 4W5

MLS®#: **A2184501** Area: **Cougar Ridge** Listing Date: **12/26/24** List Price: **\$839,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,972 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,999**
 Low Sqft:
 Ttl Sqft: **1,999**

DOM

13
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Pie Shaped Lot,Private,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Beamed Ceilings,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 12`7"	Kitchen	Main	15`2" x 14`4"
Bonus Room	Second	17`0" x 13`5"	Bedroom	Second	11`11" x 10`10"
Family Room	Lower	14`6" x 12`1"	Storage	Lower	9`10" x 5`9"
Dining Room	Main	10`7" x 10`5"	Breakfast Nook	Main	10`7" x 10`5"

Bedroom - Primary
Bedroom
4pc Ensuite bath
3pc Bathroom

Main
Lower
Second
Lower

18`11" x 10`10"
17`6" x 10`10"
12`3" x 8`11"
8`8" x 5`6"

Laundry
Other
4pc Ensuite bath
2pc Bathroom

Second
Lower
Second
Main

5`10" x 5`6"
6`8" x 5`5"
4`1" x 8`5"
5`3" x 5`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0111227

Zoning:
R-G Low density mixed hou

Remarks

Pub Rmks:

Stunning Home in quiet cul-de-sac location. The main level greets you with 9 ft ceiling and lovely hardwood flooring. Formal dining room. The amazing fully renovated kitchen features Granite countertops, cabinets to ceiling, new stainless steel appliances, a gas stove, and a walk-in pantry. The family room features a tile surrounded, built-in gas fireplace. The dining area offers a view on the large and private professionally landscaped backyard. The large patio has a built-in hot tub, a pergola, and a gas line for BBQ. Hunter Douglas Blinds throughout. The upper level features a bonus room with vaulted ceiling, and a laundry room. The large master bedroom has a walk-in closet and an ensuite with separate shower and jetted tub. The second bedroom has a walk-in closet and a full ensuite. The fully developed newly renovated lower level features a recreational room, a fireplace, a built-in wall unit, a bathroom with heated tiles, a bar, and a bedroom. Close to parks, schools, COP, and easy downtown access.

Inclusions:
Property Listed By:

**Hot tub As is. Ice maker as is.
RE/MAX Real Estate (Central)**

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

















