



THE
A-TEAM

**RE/MAX
FIRST**

93 COUGARSTONE Place, Calgary T3H 4W8

MLS®#: **A2185410** Area: **Cougar Ridge** Listing Date: **01/06/25** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **3,918 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Garden,Landscaped,Level**
 Park Feat: **Concrete Driveway,Double Garage Attached**

DOM

2
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Slate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Kitchen Island,No Smoking Home,Quartz Counters,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 14`8"	Dining Room	Main	11`0" x 6`1"
Living Room	Main	14`0" x 16`10"	Family Room	Basement	13`7" x 16`0"
Bedroom - Primary	Upper	13`1" x 11`7"	Bedroom	Upper	11`5" x 9`9"
Bedroom	Upper	12`2" x 9`7"	Bedroom	Basement	9`8" x 14`5"
Foyer	Main	5`4" x 7`5"	Laundry	Basement	2`9" x 5`9"
Furnace/Utility Room	Basement	9`8" x 9`0"	4pc Ensuite bath	Upper	8`1" x 4`11"
4pc Bathroom	Upper	8`2" x 4`11"	3pc Bathroom	Basement	6`3" x 7`3"

2pc Bathroom

Main

2`7" x 7`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-G

0111227

Remarks

Pub Rmks:

OPEN HOUSE SCHEDULED FOR SATURDAY JANUARY 11, 2025 BETWEEN 1:00 - 3:00 PM. THIS charming two-storey home in Cougar Ridge offers over 2,100 sq. ft. of developed living space, featuring 4 bedrooms, 3.5 baths, and a double attached garage. Nestled in a quiet cul-de-sac, the home has undergone recent updates, including additional cabinetry and cupboards in the dining room, a kitchen island, and quartz countertops throughout the kitchen and bathrooms. Upon entering, you'll be welcomed by an open foyer leading to a bright living room with large windows that overlook a spacious deck and fully fenced backyard. The kitchen, dining area, and living room are seamlessly connected, creating a perfect space for entertaining or keeping an eye on children. An updated powder room on the main floor adds convenience. Upstairs, the spacious primary bedroom features a 4-piece ensuite and a walk-in closet, while two other generously sized bedrooms and a 4-piece main bath complete the upper level. The fully finished basement includes a 4th bedroom or den, a 3-piece bath, laundry area and a large family room, offering plenty of space for relaxation and entertainment. This home comes with numerous desirable features, including A/C, a gas hookup for the BBQ, a water softener, a storage shed, and additional shelving in the garage for ample storage. The nearby walking pathway provides access to playgrounds, ponds, and walking trails, while the community has numerous shops, restaurants, pubs, grocery stores. Excellent transportation options and easy access to schools, Canada Olympic Park, highways, and transit. This home is for the family looking for comfort and convenience in a friendly neighborhood. Don't miss out on this opportunity to join the wonderful community of Cougar Ridge! Booking your showing today! DEADLINE FOR OFFERS IS 6:00 PM SATURDAY JANUARY 11, 2025. Sellers reserves right to view offers as and when received and accept an offer prior to January 11, 2025.

Inclusions:

Property Listed By:

Shed, Wood benches
MaxWell Canyon Creek

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









