



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**151 COUGARTOWN Close, Calgary T3H 0B1**

MLS® #: **A2186816**      Area: **Cougar Ridge**      Listing Date: **01/14/25**      List Price: **\$1,239,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **5,823 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,342**  
 Low Sqft:  
 Ttl Sqft: **2,342**

DOM

**8**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Few Trees,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 10`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`5" x 5`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 11`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 15`2"</b>	<b>Office</b>	<b>Main</b>	<b>9`10" x 9`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 9`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 9`10"</b>

**Bonus Room**  
**Bedroom - Primary**  
**4pc Bathroom**  
**Game Room**  
**Furnace/Utility Room**

**Second**  
**Second**  
**Basement**  
**Basement**  
**Basement**

**16`11" x 13`9"**  
**16`5" x 15`3"**  
**29`8" x 18`8"**  
**11`9" x 7`5"**

**Laundry**  
**Walk-In Closet**  
**Bedroom**  
**Storage**

**Second**  
**Second**  
**Basement**  
**Basement**

**8`8" x 5`9"**  
**11`4" x 4`6"**  
**13`0" x 9`7"**  
**11`5" x 3`4"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0610235**

Zoning:  
**R-G**

Remarks

Pub Rmks: **BRAND NEW HOME. Introducing an Exquisite New-Build in the Prestigious Cougar Ridge Community Nestled in Calgary's highly sought-after west quadrant, this remarkable home offers over 3,300 sq. ft. of developed living space built on a large lot. This rare opportunity to own a brand-new build in Cougar Ridge combines luxury, functionality, and a prime location. The home features exceptional craftsmanship, with luxury finishes and extensive upgrades that radiate elegance at every turn. From the moment you arrive, you'll notice the expansive concrete veranda. The main floor boasts 9' ceilings, complemented by upgraded 8' doors, and stylish hardwood flooring that enhances the home's modern aesthetic. The spacious foyer leads to a bright office perfect for professionals working from home. The heart of the home, the chef-inspired upgraded kitchen, features an oversized island, quartz countertops, and high-end KitchenAid appliances. The adjacent dining area is perfect for hosting, while the living room is centered around a sleek fireplace surrounded by modern tiles. With such a huge backyard and over 350 sqft deck, and help from the evergreens, hardly you will notice your back neighbour. Upstairs, you'll find a stunning vaulted-ceiling bonus room illuminated by pot lights, offering a cozy family retreat. The master suite can accommodate any size bed and featuring a spa-inspired ensuite with double sinks, a freestanding French tub, a large walk-in shower, a makeup station, and a private water closet. Two additional bedrooms provide ample space to accommodate queen-size beds, sharing a beautifully appointed main bath. Upper-level laundry room enhances everyday functionality. The fully developed basement with 9' ceiling mirrors the luxurious finishes of the upper levels. It includes a sprawling family room, a full bathroom, and a generously sized bedroom—ideal for guests or extended family. This home's location is truly unbeatable. Just minutes from Canada Olympic Park, a one-minute walk to the scenic 4 km Paskapoo Slopes Trail, and with easy access to Stoney Trail, you'll enjoy outdoor adventures and a seamless commute. The property is only an hour's drive to the mountains and is surrounded by excellent schools, playgrounds, and convenient shopping. With new home warranties for added peace of mind, this home is move-in ready and waiting for its new owners. Schedule your private viewing today and step into the lifestyle you've been dreaming of!**

Inclusions:  
Property Listed By:

**none**  
**RE/MAX House of Real Estate**

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

















