## 281 COUGAR RIDGE Drive #106, Calgary T3H 0J2

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|---|---|---|---|---|---|---|
| MLS®#: | **A2187313** | Area: | **Cougar Ridge** | Listing Date: | **01/15/25** | List Price: **$539,999** |
| Status: | **Pending** | County: | **Calgary** | Change: | **None** | Association: **Fort McMurray** |



**General Information**
Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2006**

**Lot Information**
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat: **Backs on to Park/Green Space,Few Trees,Lawn**
Park Feat: **Driveway,Garage Door Opener,Garage Faces Front,Paved,Single Garage Attached**

**Finished Floor Area**
Abv Sqft: **1,058**
Low Sqft:
Ttl Sqft: **1,058**

**DOM** **7**

**Layout**
Beds: **3 (2 1 )**
Baths: **3.0 (3 0)**
Style: **Bungalow**

**Parking**
Ttl Park: **2**
Garage Sz: **1**

### Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Induction Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Separate Entrance,Storage,Walk-In Closet(s)**
Utilities:

### Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---|---|---|---|---|---|
| **Kitchen** | **Main** | **7`8" x 11`11"** | **Dining Room** | **Main** | **12`6" x 15`9"** |
| **Living Room** | **Main** | **13`6" x 13`5"** | **Bedroom - Primary** | **Main** | **12`0" x 13`2"** |
| **4pc Ensuite bath** | **Main** | **7`8" x 4`11"** | **4pc Bathroom** | **Main** | **7`5" x 4`11"** |
| **Game Room** | **Basement** | **33`2" x 19`3"** | **Bedroom** | **Basement** | **16`10" x 11`5"** |
| **Laundry** | **Basement** | **12`6" x 8`0"** | **3pc Bathroom** | **Basement** | **7`10" x 8`5"** |
| **Furnace/Utility Room** | **Basement** | **10`2" x 6`4"** | **Bedroom** | **Main** | **12`5" x 9`0"** |

### Legal/Tax/Financial

| Condo Fee: | | Title: | | Zoning: |
|---|---|---|---|---|
| **$345** | | **Fee Simple** | | **DC (Pre 1P2007)** |
| | | Fee Freq: | | |
| | | **Monthly** | | |

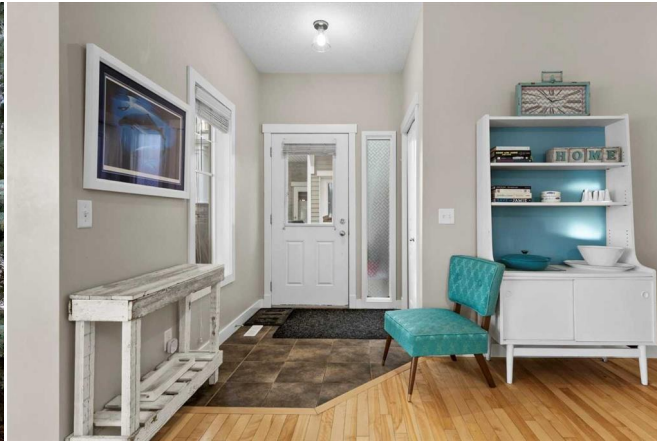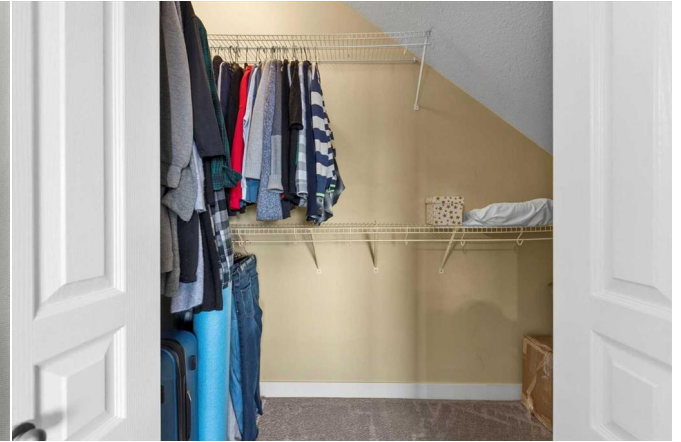| Legal Desc: | | **0814624** |
|---|---|---|

## Remarks

Pub Rmks:  **Rare chance to own a 3 bed/3 bath main-level bungalow in highly sought-after Cougar Ridge. Pet friendly, and with low condo fees, and over 1800 square feet of living space, this airy unit overlooks the park offering an abundance of natural light on both the main level and below. The main floor features 9' ceilings, hardwood floors and a large open plan. The modern U-shaped kitchen with raised breakfast bar, features timeless white cabinetry and stainless appliances. The large and open dining and living areas separate the 2 main floor bedrooms and overlook the serene green space of the park next door. UPGRADES INCLUDE: newer (2023) kitchen appliances and backsplash, backsplash and countertops in all bathrooms, and all new light fixtures for upper level. The large primary bedroom includes a walk-in closet that extends further for storage or seasonal wear and a convenient 4-piece ensuite. The other side of the main living area features an attached single garage and a second bedroom (currently an office) as well as another 4-piece bathroom. This room is flexible as a home office, den, or second/spare room, making this home suitable for different stages of life. The basement offers additional living space with a spacious laundry area, a large family/rec room, plus a third bedroom with walk in closet, and a 3-piece bath. Perfect for teens or as a guest room. Three large egress windows brighten the lower space. Completing this wonderful home is a secluded patio area, with barbecue gas line, nestled in the trees. Privacy is provided by mature trees to keep you cool in the summer and adding charm in the winter. Plenty of room for guests to street park close to the unit as well as visitor's parking in the complex. Close to transit and the convenience of restaurants and shopping in the West 85th or Signal Hill/Westhills shopping areas, Cougar Ridge also offers many options for schools in the public, private, and Catholic systems, as well as for those seeking language immersion. Entrance to the ring road is close by, providing excellent access to downtown or the mountains. Steps from the Winsport facilities for skiing, skating, snowboarding, gymnastics, summer camps and more! This property checks all the boxes for families, young professionals, or buyers desiring one floor living! Don't miss out on this great opportunity.**

Inclusions:  **TV mount in rec room**

Property Listed By:  **Greater Calgary Real Estate**

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## 106 Cougar Ridge Dr SW, Calgary, AB

**Main Floor**   Exterior Area 1154.96 sq ft
Interior Area 1058.22 sq ft
Excluded Area 230.39 sq ft



OFFICE
9' x 12'5"

CL

2PC BATH
4'11" x 7'5"

CL

HALL

FOYER

GARAGE
18'8" x 19'1"

KITCHEN
11'1" x 7'6"

CLOSET

MUDROOM

4PC ENSUITE
4'11" x 9'3"

W/C

PRIMARY
13'2" x 12'

DINING
15'9" x 12'6"

LIVING
13'5" x 13'5"

COVERED PATIO

PREPARED: 2025/01/15

4   8
ft

## 106 Cougar Ridge Dr SW, Calgary, AB

**Basement (Below Grade)**   Exterior Area 905.81 sq ft
Interior Area 807.43 sq ft
Excluded Area 209.79 sq ft



CLOSET

HALL

UP

LAUNDRY
8' x 12'6"

STORAGE

3PC BATH
5'0" x 7'0"

UTILITY
10'2" x 9'4"

W/C

BEDROOM
11'5" x 10'10"

REC ROOM
33'2" x 19'2"

0   4   8
ft

PREPARED: 2025/01/15

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.