



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**273 COUGARTOWN Circle, Calgary T3H 0A2**

MLS®#: **A2187539**      Area: **Cougar Ridge**      Listing Date: **01/16/25**      List Price: **\$789,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2006**      Abv Sqft: **1,706**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,692 sqft**      Ttl Sqft: **1,706**  
 Lot Shape:

DOM

**6**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Hardwood, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`0" x 5`0"	Living Room	Main	16`3" x 11`5"
Kitchen With Eating Area	Main	11`1" x 10`11"	Pantry	Main	5`11" x 3`11"
Dining Room	Main	11`5" x 7`11"	Mud Room	Main	5`8" x 2`11"
Laundry	Main	6`11" x 5`5"	2pc Bathroom	Main	5`11" x 4`11"
Bonus Room	Upper	14`3" x 10`11"	Bedroom - Primary	Upper	12`2" x 11`11"
Walk-In Closet	Upper	6`0" x 4`0"	4pc Ensuite bath	Upper	10`4" x 8`8"
Bedroom	Upper	11`4" x 10`6"	Bedroom	Upper	10`5" x 9`0"

4pc Bathroom  
Bedroom  
Furnace/Utility Room

Upper  
Basement  
Basement

7`9" x 6`9"  
10`11" x 10`10"  
13`11" x 9`11"

Game Room  
4pc Bathroom  
Storage

Legal/Tax/Financial

Basement  
Basement  
Basement

15`9" x 13`9"  
7`7" x 4`11"  
8`0" x 4`0"

Title:  
Fee Simple  
Legal Desc:

0610200

Zoning:  
R-G

Remarks

Pub Rmks:

**Welcome to Your Dream Home in Cougar Ridge Step into luxury and comfort with this impeccably maintained 4-bedroom, 3.5-bathroom home in the sought-after community of Cougar Ridge. Lightly lived in and lovingly updated, this home offers the perfect blend of modern elegance and family-friendly functionality. A Home That Impresses from the Start The inviting extended driveway and welcoming front entry lead into a stunning space with hardwood floors, new carpet throughout, and a lofted grand entryway that fills the home with natural light. The open-concept main floor features a cozy gas fireplace, ideal for creating warm memories on cooler evenings. A Kitchen You'll Love to Cook In The professionally renovated island kitchen (2022) is a chef's dream, complete with quartz countertops, recessed lighting, stainless steel appliances (including a brand-new refrigerator in 2024), hexagon tile accents, and a walk-through pantry for ultimate convenience. The Perfect Layout for Your Family The upper floor is your personal retreat, featuring a spacious bonus room, two generously sized bedrooms, and a 4-piece bathroom. The primary suite is a haven of relaxation with ample space for a king bed, a luxurious ensuite with a deep soaker tub, and sleek quartz finishes. The fully developed basement is ideal for grown children, guests, or hobbies, offering a fourth bedroom, a full bathroom, and a flexible space perfect for workouts or movie nights. Outdoor Living at Its Best The backyard is made for summer fun, from family BBQs to unforgettable evenings with friends. A Lifestyle of Convenience Nestled near top-rated schools (Waldorf and French International), excellent restaurants, shopping, and medical amenities, this location also offers quick access to the mountains via the Stoney Trail expansion. Pride of Ownership Lovingly cared for by its current owners, this home is ready to welcome its next family. Imagine your life here - in a home designed for comfort, style, and unforgettable memories. Don't just take our word for it; come see it for yourself. Book your tour today and experience the magic of this incredible home.**

Inclusions:  
Property Listed By:

**Upright Refrigerator (BSMT), Gardening Equipment, Two (2) Large Sofas & Dining Room Table  
RE/MAX First**

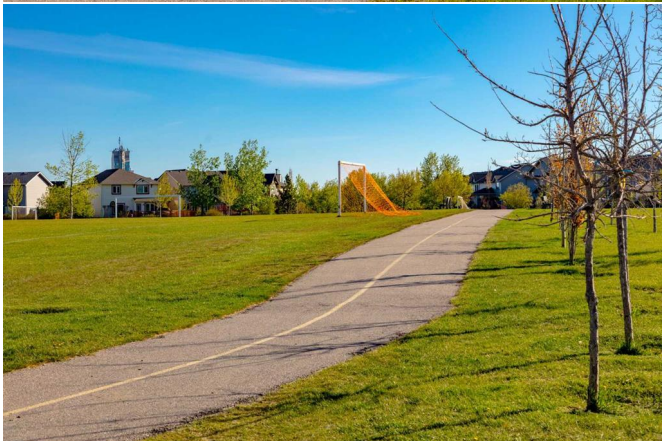
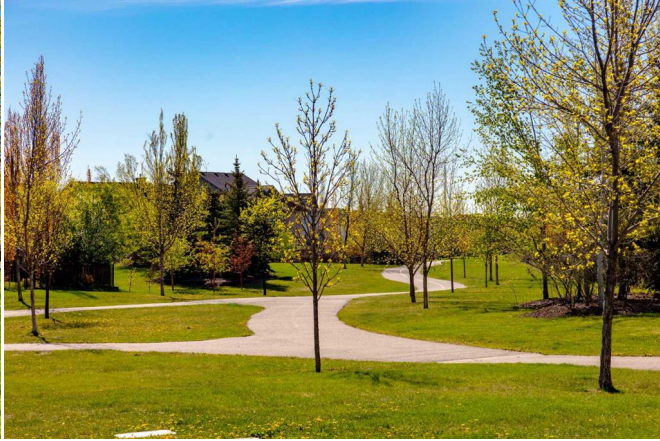
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**Cp** **273 COUGARTOWN CIRCLE SW**

1 <sup>ST</sup> FLOOR ABOVE GRADE AREA (M <sup>2</sup> )	761,559.57	79,750.00
2 <sup>ND</sup> FLOOR ABOVE GRADE AREA (M <sup>2</sup> )	246,532.21	27,050.00
<b>TOTAL M<sup>2</sup></b>	<b>1,008,091.78</b>	<b>106,800.00</b>

FINISHED BELOW GRADE: 597,356.57 28,950.00

**CONTACT: KELLY MAXWELL**  
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**BASEMENT**

- FOURTH BEDROOM: 18'11" x 12'10"
- BATHROOM: 7'7" x 4'11"
- UTILITY/STORAGE ROOM: 12'11" x 9'11"
- FAMILY/REC ROOM: 15'6" x 12'0"
- LIVING ROOM: 12'9" x 11'11"
- DINING ROOM: 11'5" x 7'11"
- KITCHEN: 10'0" x 11'0"
- GARAGE: 21'0" x 11'0"

**FIRST FLOOR**

- BEDROOM 1: 12'0" x 11'0"
- BEDROOM 2: 11'4" x 10'0"
- BEDROOM 3: 12'0" x 9'0"
- BONUS ROOM: 14'2" x 12'11"
- BATHROOM: 7'0" x 6'0"
- HALL: 7'6" x 7'11"
- CLIPPER TO BELOW
- HALL: 11'0" x 6'0"
- HALL: 11'0" x 6'0"

**SECOND FLOOR**

- PROJECT: 10'0" x 8'0"