

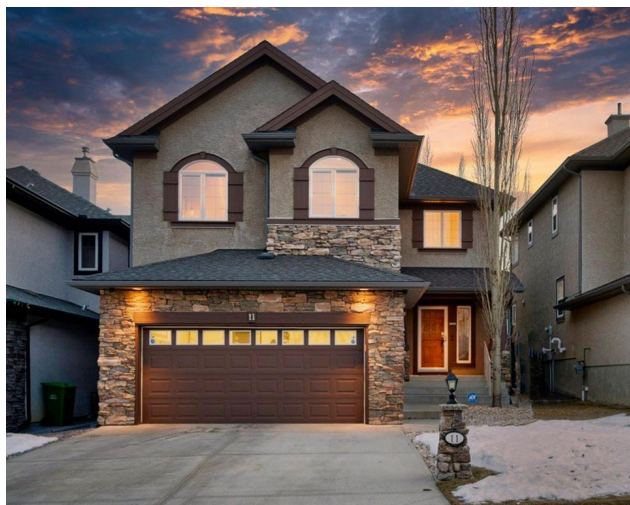


THE
A-TEAM

**RE/MAX
FIRST**

11 COUGAR PLATEAU Circle, Calgary T3H 5S6

MLS®#: **A2190704** Area: **Cougar Ridge** Listing Date: **01/31/25** List Price: **\$1,088,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **4,434 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,718**
 Low Sqft:
 Ttl Sqft: **2,718**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Many Trees,Private,Treed**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vaulted Ceiling(s),Vinyl Windows,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`3" x 5`1"	Breakfast Nook	Main	11`11" x 12`1"
Dining Room	Main	15`8" x 13`2"	Foyer	Main	8`5" x 7`8"
Kitchen	Main	14`6" x 13`4"	Living Room	Main	19`1" x 16`1"
Mud Room	Main	7`7" x 9`6"	4pc Bathroom	Second	8`5" x 4`11"

5pc Ensuite bath	Second	13`5" x 8`7"	Bedroom	Second	13`6" x 12`4"
Bedroom	Second	11`3" x 14`0"	Bonus Room	Second	19`11" x 13`0"
Laundry	Second	8`5" x 5`6"	Office	Second	6`9" x 4`10"
Bedroom - Primary	Second	17`11" x 14`7"	Walk-In Closet	Second	12`7" x 5`8"
3pc Bathroom	Lower	11`4" x 8`9"	Bedroom	Lower	12`10" x 15`1"
Game Room	Lower	16`5" x 28`7"	Storage	Lower	12`10" x 13`5"
Other	Lower	7`10" x 5`3"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **Residential - Low Density**
 Legal Desc: **0410712**

Remarks

Pub Rmks: **Amazing Greystone Custom Built Home in the Promontory Estates. OVER 3,800 SQUARE FEET OF TOTAL LIVING SPACE. The Foyer greets you with an impressive High Ceiling. Central Air Conditioning. The Main Level features lovely hardwood flooring, a spacious open floor plan, and a 9 Foot Ceiling. The Magnificent Kitchen features Granite Counter Tops and Island, Tiled Backsplash, Stainless Steel Appliances, a Gas Stove, plenty of Lovely Cabinetry, a large island, a Built-in Desk, and a Lovely Walkthrough Pantry. The Formal Dining Room Features built-in shelves, and shares a Wonderful Double Sided, Tile Surrounded Built-in Gas Fireplace with the Stunning Family Room. The Casual Dining Area offers a View on the Private South Facing Backyard. Fully Finished Garage with Newer Flooring, Insulated, Heated, with Extra Storage. ALL BATHROOMS FEATURE GRANITE FINISHINGS. BUILT-IN SPEAKERS in the Kitchen, Formal Dining Room, Family Room, and Bonus Room. The Upper Level features a Magnificent Bonus Room with a Vaulted Ceiling, a Laundry Room with a Sink, a Full Bathroom, 3 Large Bedrooms, and a Built-in Work Station. The Large Master Bedroom Features a Walk-in Closet, and an Electric Built-in Fireplace. The Master Ensuite features 2 Sinks, a Separate Shower, and a Jetted Tub. The Fully Developed Lower Level Features a Large Recreational Room, a Bedroom, and a Full Bathroom. The Lower Level Bathroom Features a Large Shower, Glass Backslash, and a Sauna. Newer Furnace (2019), Newer Hot Water Tank (2020). Rough-in for tankless hot water on demand. Close to Walking Paths, Parks, Schools, Shopping, and C.O.P. Easy Downtown Access. Near Bow Trail/Stoney Trail.**

Inclusions: **Sauna, Treadmill, Elliptical, Storage Shed.**
 Property Listed By: **RE/MAX Real Estate (Central)**

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





