



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 COUGAR RIDGE Court, Calgary T3H5C4**

MLS®#: **A2193505** Area: **Cougar Ridge** Listing Date: **02/27/25** List Price: **\$794,900**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary** Finished Floor Area  
Year Built: **2004** Abv Sqft: **1,946**  
Low Sqft:  
Lot Sz Ar: **4,197 sqft** Ttl Sqft: **1,946**  
Lot Shape:

DOM  
**-0**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:  
Lot Feat: **Back Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached**

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**  
Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**  
Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**  
Fnd/Bsmt:  
Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-G**  
Legal Desc: **0212729**

Remarks

Pub Rmks:

Welcome to the family-friendly and accessible community of Cougar Ridge! Ideally located close to schools, parks, shopping centres, Canada Olympic Park, and with quick access to the mountains, this neighbourhood offers a wonderful place to call home. This spacious home has been freshly painted, with brand-new carpet and appliances throughout. The light and open floor plan greets you with vaulted ceilings as you enter the front foyer, which leads into the bright living room with a cozy corner gas fireplace, the dining area, and a kitchen with beautiful south-facing windows—perfect for family gatherings and entertaining. New sliding doors from the kitchen nook open to a deck with a natural gas BBQ hookup, and the backyard is flat and ready for your landscaping ideas, with no neighbours behind. For added convenience, the laundry room is located on the main floor. The double garage is insulated, drywalled, and offers plenty of space, including a workbench area. Upstairs, you'll find three generously sized bedrooms, including a master suite with an ensuite bathroom featuring a soaker tub and a separate shower. There's also a second full bathroom and a huge bonus room with vaulted ceilings, ideal for a playroom, home office, or entertainment space. The fully developed basement offers additional living space, including an office or games room, a bar area, a full bathroom, and a large living room. Plus, there's a storage room and a bonus room that has traditionally been used as a bedroom with a window, (no legal egress), closet, and attached full bathroom . Call your favourite realtor today and see if this is the house you will call home!

Inclusions:

N/A

Property Listed By:

Property Solutions Real Estate Group Inc.

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









