



THE
A-TEAM

**RE/MAX
FIRST**

157 COUGAR RIDGE Close, Calgary T3H 0V4

MLS®#: **A2195005** Area: **Cougar Ridge** Listing Date: **02/15/25** List Price: **\$1,079,000**
 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: **2013** Abv Sqft: **2,097**
Lot Information Low Sqft:
 Lot Sz Ar: **4,854 sqft** Ttl Sqft: **2,097**
 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: **Back Yard,Cul-De-Sac,Garden,Pie Shaped Lot,Yard Lights**
 Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony,BBQ gas line,Garden,Lighting,Private Yard,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Freezer,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,No Smoking Home,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 2`9"	Den	Main	10`2" x 9`0"
Dining Room	Main	10`11" x 8`11"	Kitchen	Main	10`11" x 13`11"
Living Room	Main	12`2" x 15`1"	4pc Bathroom	Second	8`7" x 4`11"
5pc Ensuite bath	Second	10`8" x 9`2"	Bedroom	Second	12`2" x 10`6"
Bedroom	Second	13`4" x 11`5"	Family Room	Second	16`6" x 13`11"
Bedroom - Primary	Second	12`5" x 15`1"	Walk-In Closet	Second	10`7" x 4`6"

4pc Bathroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

8`3" x 4`11"
10`3" x 23`4"
8`3" x 8`5"

Bedroom
Storage

Basement
Basement

11`1" x 14`4"
8`5" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210568

Zoning:
R-G

Remarks

Pub Rmks:

Step into this beautifully maintained home that feels elegant and cozy at the same time! You'll immediately notice the high-end upgrades throughout, including extended cabinets, sleek stone countertops, durable luxury laminate flooring, premium window coverings, LED ceiling lighting, and top-tier appliances. The open-concept main floor boasts 9-foot ceilings, a private room for an office or play room, and a modern fireplace that adds both charm and warmth to the living area. Upstairs, the luxurious master suite is a true retreat, complete with double vanities, a walk-in closet, a relaxing soaker tub with private window coverings and electric blackout blinds. From the primary bedroom, enjoy a fantastic peek-a-boo view of Canada Olympic Park! The upper level also features two spacious bedrooms, a versatile bonus room, and a convenient separate laundry room. The professionally finished lower level offers additional living space with a 4th bedroom, a large rec room, and a full 4-piece bathroom—perfect for guests or family fun. This home has been meticulously cared for, and includes a newer large hot water tank and humidifier, Plus, enjoy the comfort of central air conditioning and fresh new carpeting throughout. Located on a large, pie-shaped lot that has been recently renovated into a true oasis of a backyard, with astroturf, a putting green, and a double layer stone patio, perfect for entertaining and lots of room for kids to play. There is also a built-in garden area for trees, shrubs, or growing flowers and plants. This home is at the end of a quiet street, and offers privacy and tranquility while being conveniently close to shopping, transit, schools, and Canada Olympic Park. Don't miss the chance to see this wonderfully loved and cared for home!

Inclusions:
Property Listed By:

**Ensuite TV, shelving, Den TV
Charles**

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









