



THE
A-TEAM

**RE/MAX
FIRST**

512 COUGAR RIDGE Drive, Calgary T3H 5A3

MLS®#: **A2198461** Area: **Cougar Ridge** Listing Date: **03/02/25** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,789 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,842**
 Low Sqft:
 Ttl Sqft: **1,842**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Dog Run Fenced In,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`1"	Dining Room	Main	14`2" x 9`5"
Kitchen	Main	14`2" x 13`5"	Laundry	Main	10`2" x 8`0"
Living Room	Main	14`10" x 14`0"	4pc Bathroom	Second	7`5" x 4`11"
4pc Ensuite bath	Second	9`7" x 8`10"	Bedroom	Second	10`5" x 10`11"
Bedroom	Second	10`11" x 11`8"	Bedroom - Primary	Second	17`9" x 12`5"
Family Room	Second	14`11" x 14`6"	Bedroom	Lower	17`7" x 18`11"
Storage	Lower	10`4" x 9`10"			

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0112135**

Remarks

Pub Rmks: *****OPEN HOUSE SATURDAY MARCH 15 2:00 - 4:00 PM*** Welcome to this beautifully maintained 4-bedroom, 2.5 bathroom home in a great location. This inviting property boasts a large, nicely landscaped yard both front and back with an underground sprinkler system. An expansive back deck, perfect for entertaining, with a natural gas BBQ hookup and recently new fence offering privacy and charm. Inside, you'll find hardwood floors on the main floor and updated carpet upstairs, creating a warm and comfortable ambiance throughout. The bright, modern kitchen is outfitted with quality appliances, including a gas stove, granite countertops, and a large island. The spacious master bedroom is your personal retreat, featuring a luxurious en-suite bathroom where you can unwind and relax. Enjoy year-round comfort with a high-efficiency furnace, air conditioning, and on-demand hot water system, ensuring energy savings and convenience. Don't miss your chance to own this exceptional home with all the modern upgrades and thoughtful details - perfect for families or those who love to entertain! Call your favourite Realtor today to book your private viewing.**

Inclusions: **N/A**
 Property Listed By: **Century 21 Masters**

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











