



THE
A-TEAM

**RE/MAX
FIRST**

31 COUGARSTONE Point, Calgary T3H 4Z3

MLS®#: **A2207406**

Area: **Cougar Ridge**

Listing Date: **04/01/25**

List Price: **\$1,388,000**

Status: **Active**

County: **Calgary**

Change: **-\$62k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**
Lot Information
Lot Sz Ar: **8,966 sqft**
Lot Shape: **Pie Shaped Lot**

Finished Floor Area

Abv Sqft: **2,901**
Low Sqft:
Ttl Sqft: **2,901**

DOM

23
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve,Landscaped,Pie Shaped Lot,Private,Treed,Views**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Humidifier,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	17`3" x 12`7"	Breakfast Nook	Main	11`0" x 7`6"
Bedroom	Upper	12`8" x 11`8"	Bedroom	Lower	12`2" x 10`9"
Bedroom	Lower	15`8" x 14`10"	Family Room	Lower	24`4" x 16`6"
Bedroom - Primary	Upper	15`8" x 14`8"	Bonus Room	Upper	20`5" x 16`5"
Kitchen	Main	16`6" x 13`0"	Bedroom - Primary	Upper	15`9" x 15`9"

2pc Bathroom	Main	6`10" x 4`10"	4pc Bathroom	Lower	9`5" x 5`0"
4pc Bathroom	Upper	10`1" x 6`0"	5pc Ensuite bath	Upper	12`6" x 11`0"
Laundry	Main	11`9" x 9`7"	Family Room	Lower	25`4" x 16`6"
Foyer	Main	16`3" x 9`8"	Den	Main	13`3" x 12`1"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R-G				
Legal Desc:	0311042	Remarks			

Pub Rmks:	<p>OPEN HOUSE SATURDAY, APRIL 26th 2-4:30PM WALKOUT BASEMENT I OVER 4,000 SQ FT OF DEVELOPED LIVING SPACE I TRIPLE GARAGE I BACKS ONTO POND, PATHS, TREES I CITY VIEWS I PIE-SHAPED LOT I 5 BEDROOMS + BONUS ROOM Outstanding fully finished 2 Storey Walkout home in an ideal location, on a quiet cul-de-sac, backing onto a pond, paths and trees. With over with over 4,000sqft of developed space, this home is perfect for the growing family. Main floor features newer Brazilian Cherry hardwood floors, new carpet throughout many other areas. Very welcoming Foyer, with formal Dining Room that could also serve as a Main Floor Office! Gourmet Kitchen has custom cabinets, granite countertops, raised eating bar, stainless steel appliances & large walk-through pantry. The Living Room has a gorgeous 3-sided fireplace creating nice ambience! Mudroom with lockers is oversized, has a door to the Pantry, also offers Laundry with countertop, sink and cabinetry - so much space! Upstairs you will find 3 large bedrooms, and an incredible Bonus Room, all Air conditioned! The Primary Bedroom, with hardwood floors, has a large walk-in closet and spa like ensuite with jacuzzi tub. The Walkout level has in-floor heating and is very functional with an open Family Room with built-in Media and a 2nd Fireplace! 2 additional bedrooms that are very large, a full bath and access to the lower patio where a covered area is private and perfect for a future hot tub! The yard is a garden oasis, with beautiful mature trees, fire pit, very private no neighbors behind or to the East! Tons of room for the kids to play or entertain with exceptional BBQs! Also the yard is equipped with an Automatic/programmable backyard irrigation system. Just don't forget to invite me over!</p>
Inclusions:	Built-in Speakers
Property Listed By:	RE/MAX Realty Professionals

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









