



**Mark D. Evernden**  
 ENGEL & VOLKERS CALGARY  
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 Cell: 403-829-3776  
 140 - 215, 9 AVENUE SW

5 COUGARTOWN CI SW

C4143498 Active

LP: \$674,900



<b>Class:</b>	Detached	<b>Area:</b>	DOM: 5 Calgary
<b>Type:</b>	Detached	<b>Zone:</b>	Zone W
<b>Style:</b>	2 Storey	<b>Community:</b>	Cougar Ridge
<b>Year Built:</b>	2010	<b>Postal Code:</b>	T3H 0A5
<b>LINC:</b>	0031517726	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	0610200	<b>Possession:</b>	11/30/2017 NEG
<b>Blk:</b>	7	<b>Lot:</b>	1
<b>Land Use Code</b>	R-1N	<b>Taxes:</b>	\$4384/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	0
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	

Welcome to the young, vibrant amenities & family-friendly community of Cougar Ridge! This stunning corner lot home boasts over 2,450 sqft of total living quarters, 3 beds, 2.5 baths & open layout with a huge den. As you enter the grand double French door, you will be awed by the 18ft vaulted ceilings with lots of windows & natural light. The main level has 9ft ceilings throughout, lined with rich hardwood floors, tiles entrance, & a den with double French doors perfect for a home office. The Gourmet kitchen is immaculate with a large center island, granite counter tops, corner pantry, high-end stainless-steel appliances, and a sunny breakfast nook. The upper level offers a cozy, bright bonus room great for entertaining or relaxing, and 3 good size bedrooms including a master suite that features a 5pc en-suite with double sinks, jetted tub and large walk-in closet. The unspoiled basement is ready for your creative ideas. Enjoy the sunny West facing backyard with an oversized patio and ...

<b>Bonus</b>	17'4" x 15'1"	U	<b>Bedroom</b>	10'5" x 9'10"	U	<b>Bedrooms:</b>	Above: 3 /Ttl:3	<b>Baths:</b>	Full: 2 Half: 1
<b>Mstr Bed</b>	14'5" x 13'9"	U	<b>Bedroom</b>	10'5" x 9'10"	U		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Den</b>	10'2" x 9'10"	M	<b>Living Rm</b>	13'5" x 11'9"	M	<b>Bathrooms:</b>	0	0	1
<b>Dining Rm</b>	12'1" x 10'2"	M				<b>Ensuite:</b>	0	0	0
									<b>5Pc</b>
									<b>6Pc</b>
						<b>Level</b>	<b>SqMtr</b>		<b>SqFt</b>
						<b>Main:</b>	108.8		1171.00
						<b>Upper:</b>	118.9		1280.00
						<b>AbGd:</b>			
						<b>Lowr:</b>			
						<b>Total A.G.:</b>	227.6		2450.00

<b>Basement:</b>	Full/Unfinished	<b>Heating:</b>	Forced Air-1	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Irregular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	401		
<b>Exterior:</b>	Stone, Vinyl	<b>Frntg x Depth:</b>			
<b>Roof Type:</b>	Asphalt Shingles	<b>Flooring:</b>	Carpet, Hardwood		
<b>Front Exp:</b>	East	<b>Garage Dim:</b>			
<b>Parking:</b>	Encl: 2 Total: 4 Double Garage Attache				
<b>Features:</b>	Air Conditioning-Central, Ceiling 9 ft., Deck				
<b>Goods Included:</b>	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings-All				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

Listed By: ENGEL & VOLKERS CALGARY

List Date: October 26, 2017



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New Listing

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Status

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