



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

5 COUGARTOWN CI SW

C4161885 Active

LP: \$650,000



Class:	Detached	Area:	DOM: 52 Calgary
Type:	Detached	Zone:	Zone W
Style:	2 Storey	Community:	Cougar Ridge
Year Built:	2010	Postal Code:	T3H 0A5
LINC:	0031517726	Condo Type:	Not a Condo
Legal Plan:	0610200	Possession:	02/28/2018 NEG
Blk:	7	Lot:	1
Land Use Code:	R-1N	Taxes:	\$4384/2017
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

OPEN HOUSE SAT & SUN MAR 10 & 11, 2-4:30! Amazing buy with assessed Value of \$707K. Buyer is very Motivated! Positioned at a dead end of 85st, 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.

Bonus	17'4" x 15'1"	U	Bedroom	10'5" x 9'10"	U	Bedrooms:	Above: 3 /Ttl:3	Baths:	Full: 2 Half: 1
Mstr Bed	14'5" x 13'9"	U	Bedroom	10'5" x 9'10"	U		2Pc	3Pc	4Pc
Den	10'2" x 9'10"	M	Living Rm	13'5" x 11'9"	M	Bathrooms:	0	0	1
Dining Rm	12'1" x 10'2"	M				Ensuite:	0	0	0
									5Pc
									6Pc
						Level	SqMtr	SqFt	
						Main:	108.8	1171.00	
						Upper:	118.9	1280.00	
						AbGd:	227.7	2451.00	
						Lowr:	108.8	1171.00	
						Total A.G.:	227.7	2451.00	

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

Listed By: ENGEL & VOLKERS CALGARY

List Date: January 19, 2018



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New Listing
Price Decrease

January 19, 2018
 March 07, 2018

Status
 ListPrice

669000.00

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 650000

