



REALTOR®



## 151 Cougartown Close Calgary Alberta

\$1,239,000

Introducing an Exquisite New-Build in the Prestigious Cougar Ridge Community Nestled in Calgary's highly sought-after west quadrant, this remarkable home offers over 3,300 sq. ft. of developed living space built on a large lot. This rare opportunity to own a brand-new build in Cougar Ridge combines luxury, functionality, and a prime location. The home features exceptional craftsmanship, with luxury finishes and extensive upgrades that radiate elegance at every turn. From the moment you arrive, you'll notice the expansive concrete veranda. The main floor boasts 9' ceilings, complemented by upgraded 8' doors, and stylish hardwood flooring that enhances the home's modern aesthetic. The spacious foyer leads to a bright office perfect for professionals working from home. The heart of the home, the chef-inspired upgraded kitchen, features an oversized island, quartz countertops, and high-end KitchenAid appliances. The adjacent dining area is perfect for hosting, while the living room is centered around a sleek fireplace surrounded by modern tiles. With such a huge backyard and over 350 sqft deck, and help from the evergreens, hardly you will notice your back neighbour. Upstairs, you'll find a stunning vaulted-ceiling bonus room illuminated by pot lights, offering a cozy family retreat. The master suite can accommodate any size bed and featuring a spa-inspired ensuite with double sinks, a freestanding French tub, a large walk-in shower, a makeup station, and a private water closet. Two additional bedrooms provide ample space to accommodate queen-size beds, sharing a beautifully appointed main bath. Upper-level laundry room enhances everyday functionality. The fully developed basement with 9' ceiling mirrors the luxurious finishes of the upper levels. It includes a sprawling family room, a full bathroom, and a generously sized bedroom—ideal for guests or extended family. This ...

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 13.25 Ft x 9.67 Ft

Bedroom 13.25 Ft x 9.83 Ft

Bonus Room 16.92 Ft x 13.75 Ft

Laundry room 8.67 Ft x 5.75 Ft

Recreational, Games room 29.67 Ft x 18.67 Ft

Storage 11.42 Ft x 3.33 Ft

Furnace 11.75 Ft x 7.42 Ft

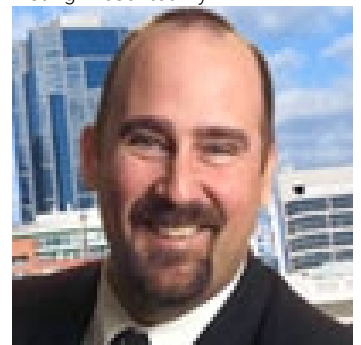
2pc Bathroom Measurements not available

Dining room 14.75 Ft x 10.33 Ft

Foyer 9.42 Ft x 5.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.calgaryluxuryhome.net/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

**Primary Bedroom** 16.42 Ft x 15.25 Ft

**Other** 11.33 Ft x 4.50 Ft

**4pc Bathroom** Measurements not available

**Bedroom** 13.00 Ft x 9.58 Ft

**Kitchen** 14.75 Ft x 11.33 Ft

**Living room** 14.08 Ft x 15.17 Ft

**Office** 9.83 Ft x 9.75 Ft