

8025 Cougar Ridge Avenue SW
Calgary, Alberta

MLS # A2224007

\$899,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,083 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Exceptional 2-Storey Home with fully finished basement in Cougar Ridge – Over 2,700 Sq. Ft. of Stylish Living! Highlights: - Over 2700 Sq. Ft. Of living space - Fully finished basement - Low maintenance back and front yard with automated irrigation system throughout - LED lighting (new) throughout the house - Newer appliances (Samsung Microwave/Hood fan, Bosch Dishwasher) - Fully upgraded Craftsman style woodwork and Quartz/granite countertops throughout the house - Garage outfitted with 2 bike racks and a tire storage rack. - External speakers installed in the backyard - 4 Day-homes/Day Cares within walking distance - 2 renowned private schools within walking distance - 2 Parks, each on both sides of the house and a soccer field, all within walking distance Step into this immaculate two-storey residence in the prestigious Cougar Ridge community, offering over 2,700 sq. ft. of beautifully finished living space and a double attached garage. The main level showcases a bright and open living room, a modern kitchen with quality finishes, a convenient 2-piece powder room, a laundry area, and multiple versatile spaces ideal for family living or entertaining. Upstairs, enjoy a huge bonus room with valued ceiling, a full 4-piece bathroom, and three generous bedrooms, including a stunning primary suite complete with a walk-in closet and a spa-inspired 5-piece ensuite bathroom. The fully developed basement adds valuable space with a large recreation area, an additional bedroom, and a sleek 3-piece bathroom—perfect for hosting guests or creating a private retreat. Don’t miss this rare opportunity to own a beautifully updated home in one of the city’s most desirable neighborhood. Schedule your private viewing today!