

# \$899,900 - 8025 Cougar Ridge Avenue Sw, Calgary

MLS® #A2224007

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,083 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

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!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224007    |
| Price          | \$899,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,083       |
| Acres          | 0.08        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 8025 Cougar Ridge Avenue Sw |
| Subdivision | Cougar Ridge                |
| City        | Calgary                     |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H5S1  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Vaulted Ceiling(s)                                                       |
| Appliances        | Dishwasher, Electric Cooktop, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | Central Air                                                                                              |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Other                                                  |
| Lot Description   | Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Stone, Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 24             |
| Zoning         | R-G            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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