

# \$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 Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Electric Cooktop
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	12
Zoning	R-G

### Listing Details

Listing Office	eXp Realty
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