

\$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 | 28 |
| Zoning | R-G |

Listing Details

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

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