

\$930,000 - 8025 Cougar Ridge Avenue Sw, Calgary

MLS® #A2208164

\$930,000

4 Bedroom, 4.00 Bathroom, 2,083 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

Stunning 2-Storey Home in Cougar Ridge –
Over 2,700 Sq. Ft. of Living Space!

Welcome to this beautifully maintained 2-storey home in Cougar Ridge, offering over 2,700 sq. ft. of thoughtfully designed living space and a double attached garage.

The main floor features an inviting living area, a well-appointed kitchen, a convenient 2-piece bath, laundry room, and additional functional spaces.

Upstairs, you'll find a spacious loft, a 4-piece bath, and three bedrooms, including the primary suite with a walk-in closet and a luxurious 5-piece ensuite.

The fully finished basement expands the living space with a large rec room, an additional bedroom, and a 3-piece bath – perfect for guests or extra family space.

Upgrades include: New Samsung microwave/hood fan, Bosch dishwasher, Craftsman woodwork, granite throughout the house, and a bike and tire stand installed in the garage.

Features: Front and backyard irrigation system, low-maintenance landscaping with lush plants, bushes, and trees, and new LED lighting on every floor.



Don't miss this incredible opportunity to own a stunning home in a sought-after community! Book your showing today!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2208164 |
| Price | \$930,000 |
| 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 | April 3rd, 2025 |
| Days on Market | 24 |
| Zoning | R-G |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.