

\$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 â€“
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, youâ€™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 bathâ€”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 | 1 |
| Zoning | R-G |

Listing Details

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

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