

# \$950,000 - 8025 Cougar Ridge Avenue Sw, Calgary

MLS® #A2200401

**\$950,000**

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® #	A2200401
Price	\$950,000
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	March 7th, 2025
Days on Market	5
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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