

\$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

Back on Market due to Financing.

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	25
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.