

\$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	20
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.