

# **\$875,000 - 8025 Cougar Ridge Avenue Sw, Calgary**

MLS® #A2236604

**\$875,000**

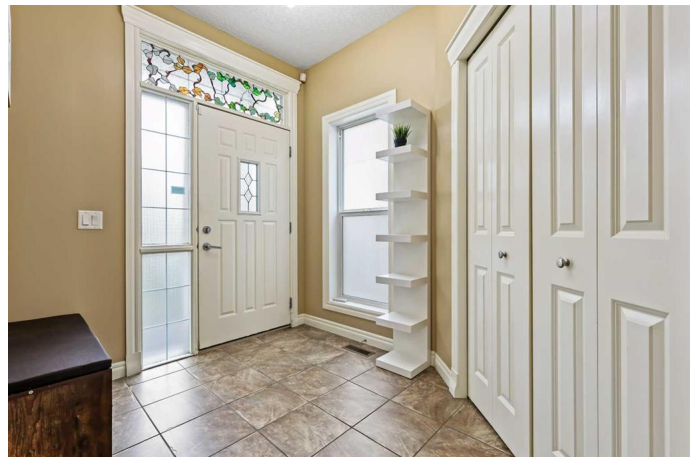
4 Bedroom, 4.00 Bathroom, 2,073 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

Discover this exceptional two-storey home nestled in the sought-after community of Cougar Ridge, offering over 2,800 square feet of beautifully finished living space.

Thoughtfully maintained and tastefully updated, this home features a family-friendly layout that blends comfort, function, and timeless style. Situated on a quiet street with a double attached garage equipped with two bike racks and a dedicated tire storage system, it offers convenience and curb appeal from the moment you arrive. Step into the bright and welcoming main floor, where large windows bathe the living room in natural light, drawing attention to rich Craftsman-style woodwork and durable hardwood floors. New LED lighting adds a fresh, modern touch, while a convenient 2-piece bath and spacious laundry area enhance daily ease. The open-concept layout flows into a stunning kitchen and dining space, ideal for cooking and entertaining. Enjoy granite and quartz countertops, custom cabinetry, and sleek newer stainless steel appliances, including a Bosch dishwasher and a Samsung microwave/hood fan combo. A large island provides generous prep space, and the adjoining dining area is perfectly sized for everything from casual meals to holiday gatherings. Just off the kitchen, a cozy family room offers the perfect spot to relax, with open sightlines that create a seamless connection across the main level. Whether entertaining or spending a quiet evening at home, this space



supports both lively hosting and peaceful retreat. Upstairs, a spacious vaulted-ceiling bonus room offers versatility as a media room, playroom, or home office. Two well-appointed bedrooms share a 4-piece bathroom, while the expansive primary suite delivers a luxurious private escape. Unwind in the 5-piece ensuite featuring dual vanities, a soaker tub, and a separate shower, plus a walk-in closet with plenty of space. The fully finished basement adds even more value, boasting a large recreation room that can easily transform into a home gym, theatre, or play space. A fourth bedroom and full 3-piece bathroom make this level ideal for guests or growing families needing extra room. Step outside to enjoy low-maintenance landscaping complete with an automated irrigation system in both the front and backyards. Mature trees, manicured greenery, and built-in backyard speakers create a private oasis perfect for entertaining or relaxing. This home's double attached garage is thoughtfully designed for more than parking, with included bike racks and a tire storage system tailored for active families. Every element of this home has been curated for ease, efficiency, and long-term enjoyment. Located in the family-friendly community of Cougar Ridge, you're steps from two parks, a soccer field, and within walking distance to four day homes/daycares and two of Calgary's top private schools. With its thoughtful upgrades, functional layout, and unbeatable location, this is the complete package. Book your private showing today!

Built in 2004

**Essential Information**

MLS® #	A2236604
Price	\$875,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,073
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	T3H 5S2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	4
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
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