

**7919 Cougar Ridge Avenue SW  
Calgary, Alberta**

**MLS # A2326820**



**\$850,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,862 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, No Back Lane, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener

Welcome to 7919 Cougar Ridge Avenue SW—a beautifully maintained family home that has never before been offered for sale. Pride of ownership is evident throughout this move-in-ready property featuring 4 bedrooms, 3.5 bathrooms, and a functional floor plan designed for comfortable family living. Perfectly situated directly across from a playground, you’ll enjoy the convenience of watching the kids play from your front window while also benefiting from a private, landscaped backyard—an ideal space for entertaining, relaxing, or enjoying summer evenings. Extensively updated over the years, this home offers peace of mind with numerous major improvements, including: Renovated kitchen (2019) New roof (2019) Main floor flooring (2019) Air conditioning (2021) New water heater (2022) New deck (2023) New carpet (2023) New garage door (2024) New front and back exterior doors (2024) New furnace (2024) Located in the highly desirable community of Cougar Ridge, you’re just minutes from top-rated schools, parks, walking paths, Canada Olympic Park, shopping, and have quick access to downtown and the mountains. This is a rare opportunity to own a home that has been lovingly maintained by its original owners and has never been offered on the market before. With its extensive updates, unbeatable location across from a playground, and private backyard, this is the family home you’ve been waiting for.