

**8025 Cougar Ridge Avenue SW**  
**Calgary, Alberta**

**MLS # A2208164**



**\$930,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,083 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Stunning 2-Storey Home in Cougar Ridge – 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, you’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 bath—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!