

\$800,000 - 8025 Cougar Ridge Avenue Sw, Calgary

MLS® #A2250210

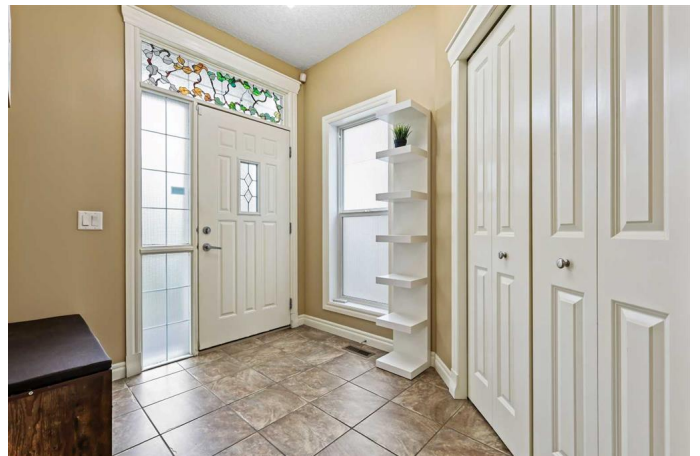
\$800,000

4 Bedroom, 4.00 Bathroom, 2,073 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this beautifully appointed two-storey home in the highly desirable community of Cougar Ridge, showcasing over 2,800 square feet of thoughtfully designed living space. Immaculately cared for and recently updated, this property offers the perfect balance of comfort, functionality, and timeless appeal. Situated on a peaceful street, the home boasts a double attached garage equipped with two bike racks and a dedicated tire storage system, combining curb appeal with everyday convenience. The inviting main floor is bright and welcoming, where oversized windows flood the living room with natural light and highlight the warm Craftsman-style detailing and durable hardwood flooring. Freshly upgraded LED lighting brings a contemporary touch, while a practical 2-piece bath and well-appointed laundry room add to the home's everyday efficiency. The open-concept design seamlessly connects the main living areas, making it ideal for families and entertainers alike. At the heart of the home, the kitchen impresses with a perfect blend of form and function. Featuring granite and quartz counters, custom cabinetry, and sleek stainless steel appliances—including a Bosch dishwasher and Samsung microwave/hood fan combo—this space is designed for both style and practicality. A generous island provides excellent prep space, while the adjacent dining area is perfectly suited for casual family meals or festive gatherings. Just off the kitchen, a cozy



family room allows for relaxed evenings, offering an easy flow that unites the entire main floor. Upstairs, a vaulted-ceiling bonus room provides versatility as a media room, children's play area, or home office. Two spacious bedrooms share a well-appointed 4-piece bath, while the expansive primary retreat offers a private escape. The luxurious 5-piece ensuite includes dual sinks, a deep soaker tub, and a separate shower, complemented by a walk-in closet with ample storage. The fully finished basement extends the living space with a large recreation room that easily adapts to a home gym, theatre, or play zone. A fourth bedroom and full 3-piece bathroom make this level perfect for hosting overnight guests or accommodating growing families. Outdoors, the low-maintenance landscaping features an automated irrigation system in both the front and backyard, mature trees, and manicured greenery. Built-in speakers and a private, relaxing atmosphere create the perfect space for outdoor entertaining. Cougar Ridge is one of Calgary's most family-oriented communities, with parks, playgrounds, and a soccer field just steps away. Families will also appreciate being within walking distance of several day homes, daycares, and two of Calgary's top private schools. With its extensive upgrades, functional layout, and prime location, this property is truly move-in ready. Book your private showing today and experience all that this exceptional home has to offer.

Built in 2004

Essential Information

MLS® #	A2250210
Price	\$800,000
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	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner
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, Rectangular Lot, Low Maintenance Landscape, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	23
Zoning	R-G

Listing Details

Listing Office	Real Broker
----------------	-------------

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.