

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

**MLS # A2224007**



**\$899,900**

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <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

Exceptional 2-Storey Home with fully finished basement&nbsp;in Cougar Ridge &ndash; 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&mdash;perfect for hosting guests or creating a private retreat. Don&rsquo;t miss this rare opportunity to own a beautifully updated home in one of the city&rsquo;s most desirable neighborhood. Schedule your private&nbsp;viewing&nbsp;today!