

**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!