

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

MLS # A2236604



\$875,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: TV Unit in the basement and external speakers installed in the backyard

Discover this exceptional two-storey home nestled in the sought-after community of Cougar Ridge, offering over 2,800 square feet of beautifully finished living space. Thoughtfully maintained and tastefully updated, this home features a family-friendly layout that blends comfort, function, and timeless style. Situated on a quiet street with a double attached garage equipped with two bike racks and a dedicated tire storage system, it offers convenience and curb appeal from the moment you arrive. Step into the bright and welcoming main floor, where large windows bathe the living room in natural light, drawing attention to rich Craftsman-style woodwork and durable hardwood floors. New LED lighting adds a fresh, modern touch, while a convenient 2-piece bath and spacious laundry area enhance daily ease. The open-concept layout flows into a stunning kitchen and dining space, ideal for cooking and entertaining. Enjoy granite and quartz countertops, custom cabinetry, and sleek newer stainless steel appliances, including a Bosch dishwasher and a Samsung microwave/hood fan combo. A large island provides generous prep space, and the adjoining dining area is perfectly sized for everything from casual meals to holiday gatherings. Just off the kitchen, a cozy family room offers the perfect spot to relax, with open sightlines that create a seamless connection across the main level. Whether entertaining or spending a quiet evening at home, this space supports both lively hosting and peaceful retreat. Upstairs, a spacious vaulted-ceiling bonus room offers versatility as a media room, playroom, or home office. Two well-appointed bedrooms share a 4-piece bathroom, while the expansive primary suite delivers a luxurious private escape. Unwind in the 5-piece ensuite featuring dual vanities, a soaker tub, and a separate shower, plus a walk-in closet with plenty of space. The

fully finished basement adds even more value, boasting a large recreation room that can easily transform into a home gym, theatre, or play space. A fourth bedroom and full 3-piece bathroom make this level ideal for guests or growing families needing extra room. Step outside to enjoy low-maintenance landscaping complete with an automated irrigation system in both the front and backyards. Mature trees, manicured greenery, and built-in backyard speakers create a private oasis perfect for entertaining or relaxing. This home's double attached garage is thoughtfully designed for more than parking, with included bike racks and a tire storage system tailored for active families. Every element of this home has been curated for ease, efficiency, and long-term enjoyment. Located in the family-friendly community of Cougar Ridge, you're steps from two parks, a soccer field, and within walking distance to four day homes/daycares and two of Calgary's top private schools. With its thoughtful upgrades, functional layout, and unbeatable location, this is the complete package. Book your private showing today!