



GRASSROOTS
REALTY GROUP

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8025 Cougar Ridge Avenue SW
Calgary, Alberta

MLS # A2208164



\$930,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,083 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:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

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

Inclusions:	N/A
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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!