

# \$759,000 - 8018 Cougar Ridge Avenue Sw, Calgary

MLS® #A2256635

**\$759,000**

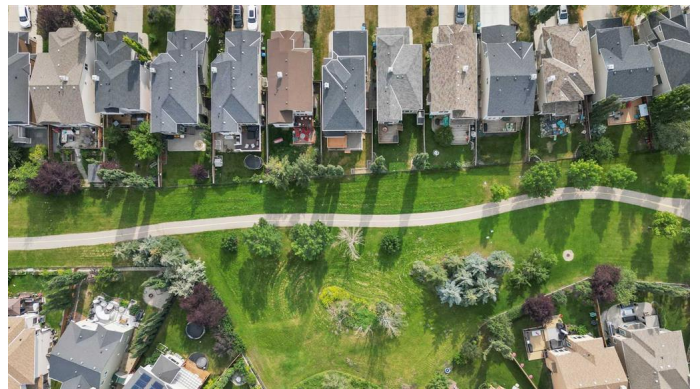
4 Bedroom, 4.00 Bathroom, 1,620 sqft

Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this updated, charming two-storey home offering over 2,400 sq. ft. of total living space, perfectly suited for a young family seeking comfort, convenience, and a quiet street setting. Backing directly onto a walking pathway and expansive park space, this property combines everyday functionality with natural surroundings. This home has been thoughtfully updated with major improvements including a new roof, siding, and central air in 2022, as well as new flooring (LVP on the main floor and carpet upstairs), fresh paint, new blinds, bathroom vanities and counters, and a new stove in 2025â€”making it move-in ready with peace of mind for years to come.

Step inside to find soaring vaulted ceilings and a bright, welcoming living room anchored by a cozy gas fireplace. The adjoining dining nook overlooks the backyard and green space, while the functional kitchen boasts a central island, a gas stove, and plenty of cabinet space. A convenient half bath completes the main floor. Upstairs, youâ€™™ll find the primary suite features a walk-in closet and its own private 4-piece ensuiteâ€”a true retreat at the end of the day. An additional two generously sized bedroom with a shared 4-piece bathroom. The fully finished basement expands your living options with a large recreation room, office space, an additional fourth bedroom, and another full bathroomâ€”perfect for guests, teens, or a home office setup. Outside, enjoy a fully fenced and landscaped backyard with



underground sprinklers and a large deck that opens directly to the serene green space and walking pathsâ€”an ideal setting for family time or entertaining.

Perfectly positioned close to top private and specialty schools including Calgary French & International School, Waldorf School, and Webber Academy, as well as numerous parks, playgrounds, and everyday amenities.

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256635    |
| Price          | \$759,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,620       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 8018 Cougar Ridge Avenue Sw |
| Subdivision | Cougar Ridge                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 5S1                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings                                                                                |
| Heating           | Forced Air                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                          |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Brick, Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 6                    |
| Zoning         | R-G                  |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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