

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

MLS® #A2256635

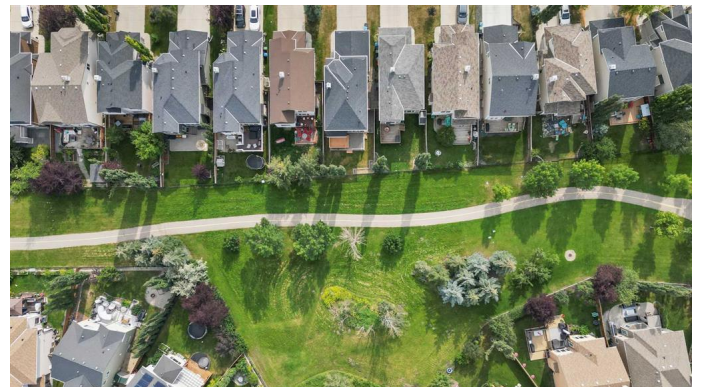
**\$759,000**

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	1
Zoning	R-G

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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