



THE
A-TEAM

**RE/MAX
FIRST**

8025 COUGAR RIDGE Avenue, Calgary T3H5S1

MLS®#: **A2200401** Area: **Cougar Ridge** Listing Date: **03/07/25** List Price: **\$950,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,584 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,083**
 Low Sqft:
 Ttl Sqft: **2,083**

DOM

2
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Landscaped,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,No Smoking Home,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 5`0"
Kitchen	Main	14`9" x 16`8"
4pc Bathroom	Upper	6`4" x 8`3"
Bedroom	Upper	11`9" x 10`8"
Family Room	Upper	19`1" x 16`0"
Walk-In Closet	Upper	7`0" x 9`7"
Bedroom	Basement	10`2" x 15`10"

Room	Level	Dimensions
Dining Room	Main	10`3" x 9`11"
Living Room	Main	15`7" x 15`11"
5pc Ensuite bath	Upper	15`6" x 10`10"
Bedroom	Upper	10`1" x 10`8"
Bedroom - Primary	Upper	12`10" x 18`6"
3pc Bathroom	Basement	9`7" x 5`0"
Office	Basement	13`3" x 11`6"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**14`5" x 13`5"
10`5" x 10`3"**

Storage

Basement

13`8" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0410712

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **N/A
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













