

8018 Cougar Ridge Avenue SW
Calgary, Alberta

MLS # A2256635



\$759,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	None		

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 2025—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, you’ll find the primary suite features a walk-in closet and its own private 4-piece ensuite—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 bathroom—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 paths—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.