

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

MLS® #A2256635

\$759,000

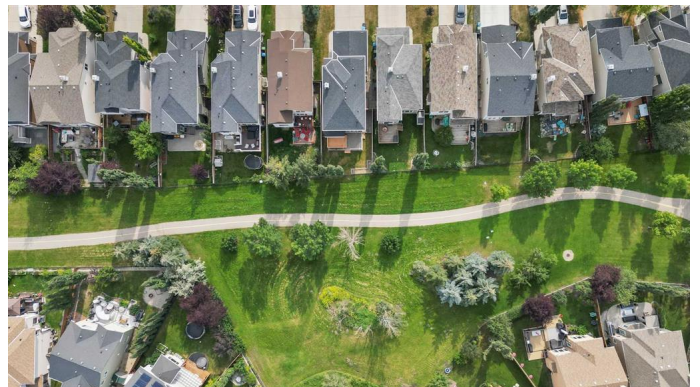
4 Bedroom, 4.00 Bathroom, 1,620 sqft

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	5
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.