

\$729,000 - 8009 Cougar Ridge Avenue Sw, Calgary

MLS® #A2136917

\$729,000

4 Bedroom, 4.00 Bathroom, 1,620 sqft
Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

Welcome to your dream family home in the heart of Cougar Ridge, where comfort, style, and convenience unite to offer you the perfect living experience. This home is designed to make you feel at ease, with every detail carefully considered for your comfort and convenience.

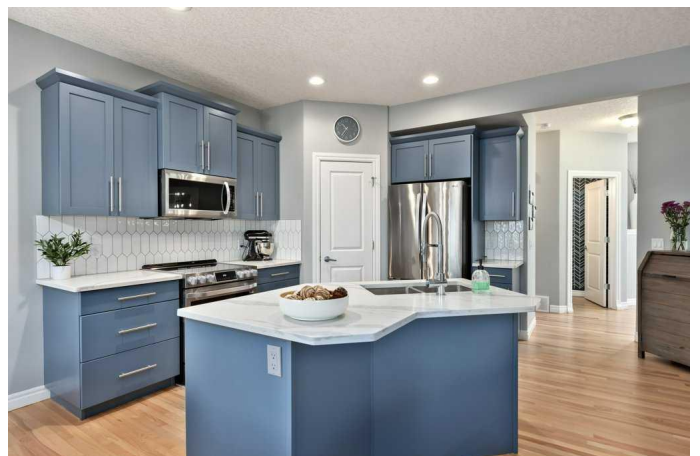
As you walk in, you're greeted by a bright and airy ambiance, courtesy of the open two-story entry and abundant natural light that floods the open-concept main floor. The heart of this home, the kitchen, open to the living area, is not just a place for cooking, but a hub for family bonding and entertaining. Imagine fun with the kids, entertaining friends, or cozy evenings by the fireplace, a place where memories are made and cherished.

Four generously sized bedrooms provide ample space for everyone to unwind and recharge. With three full bathrooms and a convenient main-floor powder room, this home is designed to accommodate a busy family and seamlessly accommodate morning routines and evening rituals.

Unleash your creativity in the new, professionally finished basement, a versatile space that can be transformed into a home theatre, a playroom for the kids, or a home gym.

Say goodbye to laundry day woes with the brand-new laundry room, equipped with custom cabinets to keep your space organized and clutter-free.

Step outside into your oversized, south-facing,



fantastic backyard. Whether hosting BBQs with friends and family, playing catch with the kids, or simply basking in the warm Alberta sun, this backyard oasis has room for everyone to enjoy.

Nestled in the vibrant community of Cougar Ridge, outdoor enthusiasts will revel in the proximity to the mountains, Canada Olympic Park, and Paskapoo Slopes, offering an array of recreational activities year-round. But it's not just about the outdoors. This home is also conveniently located near excellent schools, shopping, restaurants, and amenities, offering a vibrant and convenient lifestyle.

With excellent schools, shopping, restaurants, and amenities just moments away, convenience meets luxury in this prime location.

Take your chance to make this happy house nestled in Cougar Ridge on the city's western edge your place to call home!

Built in 2004

Essential Information

MLS® #	A2136917
Price	\$729,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8009 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

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 4th, 2024
Days on Market	5
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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