



**8050 Cougar Ridge Avenue SW
Calgary, Alberta**

MLS # A2307954



\$680,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,392 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage		

Inclusions: Google Nest, Electric Cooktop (basement), Range Hood(Basement).

This home has it ALL! Located in the highly sought-after west end community of Cougar Ridge, this home offers the perfect blend of family living, outdoor lifestyle, and everyday convenience. Just minutes from top-rated schools including Calgary French & International School and Waldorf Academy, it's an ideal setting for growing families. Nature lovers will appreciate immediate access to the scenic trails of Paskapoo Slopes, while year-round recreation awaits at Canada Olympic Park with skiing, biking, and more. Step outside and you're immediately connected to the scenic pathways of Paskapoo Slopes, or a short drive to Canada Olympic Park where year-round activities like skiing, biking, and recreation are right at your doorstep. And when it's time to commute, it is effortless with quick access to the ring road and only 15 min to downtown. The home features a bright and functional open-concept layout designed for a busy family. The spacious dining area flows seamlessly into an upgraded kitchen [2021] complete with newer stainless steel appliances [2024] (Refrigerator, Stove, and Dishwasher). Large windows fill the home with natural light and showcase the expansive GREEN SPACE beyond, while a cozy gas fireplace adds warmth and comfort to the main living area. Upstairs, you'll find three generously sized bedrooms along with a sun filled bonus room, perfect for a family lounge, playroom, or home office. Fully developed basement [2023] features a well-appointed illegal basement studio, complete with a kitchenette, 4 piece bathroom, and a separate entrance, offering exceptional flexibility. Whether used for extended family or accommodating guests, this space thoughtfully enhances the home's overall functionality and versatility. Recent upgrades provide added value and peace of mind, including a newer

furnace [2023] and hot water tank [2023], as well as refreshed flooring all throughout the main floor and in all the bathrooms [2021]. Central air conditioning and a double attached garage completes the package, offering convenience and exceptional value in one of Calgary's most desirable west-end communities.