



**7942 Cougar Ridge Avenue SW
Calgary, Alberta**

MLS # A2312009



\$829,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	None	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna		

Inclusions: n/a

Welcome to this stunning five-bedroom family home in the sought-after community of Cougar Ridge. Boasting over 2,760 sq. ft. of developed living space over 3 levels, this residence offers a bright, functional layout featuring a main-floor office and a fully finished basement. The property backs onto a scenic greenbelt and sits just doors away from a local playground. On the main level, a gourmet kitchen sparkles with granite countertops and stainless steel appliances, flowing seamlessly into a spacious dining area and a cozy living room anchored by a fireplace. Upstairs, you will find a convenient laundry room, a full bathroom, and three generous bedrooms alongside the primary suite, which features dual closets and a four-piece ensuite. The fully finished lower level is the ultimate retreat for movie nights or recreation, complete with cozy in-floor heating, a built-in wet bar, a fifth bedroom, and a full bathroom featuring a luxury steam shower. Refrigerator(2022),stove(August 2023),range hood(Oct 2021)Dishwasher(Sep 2025), Air conditioning system(Jun 2023).