

# \$1,140,000 - 83 Coulee Crescent Sw, Calgary

MLS® #A2212692

**\$1,140,000**

4 Bedroom, 3.00 Bathroom, 2,271 sqft

Residential on 0.10 Acres

Cougar Ridge, Calgary, Alberta

A final opportunity to own in Cougar Ridge's latest luxury subdivision of Coulee Park! Newly-Built by luxury builder and developer Ledgestone Signature Homes, 83 Coulee Crescent SW prominently stands on a nearly 4,400 Sq.Ft. Walk-Out lot on the final phase of Coulee Park. With nearly 2,300 finished Sq.Ft. PLUS nearly a 1000 Sq.Ft. basement with Legal Secondary Suite Rough-In and Separate Entrances, this commodious residence encompasses high quality executive living complimented with exceptional craftsmanship throughout. Distinctive exterior features include the Acrylic Stucco & Hardie-Board Siding complimented with Cultured Stone, and the Exposed Aggregate driveway leading to the Double-Attached Finished Garage. The main level features Luxury Vinyl Plank Flooring that merges the Living Room with Gas Fireplace, Dining Area, Flex Room/Executive Office, Powder Room, and a Mud Room fit with Custom Lockers. The first floor is completed by a Chef's Kitchen with Quartz Countertops, Custom Schenk Brand Cabinetry, Premium Stainless Steel Appliances with Gas Stovetop, and a Large Pantry. The floor above showcases an Owner's Retreat comprised of a spacious Bedroom, Walk-In Closet with Built-In MDF Shelving, and a Beautiful Five-Piece Ensuite with a Freestanding Bathtub. There are THREE additional Bedrooms on the top floor, all generous in size plus a Five-Piece Bathroom. A Laundry Room fitted with



Cabinetry, Quartz Countertops, and Utility Sink fulfill this upstairs haven. Downstairs, the Walk-Out Basement Roughed-In for a Secondary Legal Suite (plans already previously approved by the City of Calgary) with Separate Entrance completes this Masterfully-Built home adding a potential FIFTH Large Bedroom with Walk-In Closet, 4-Piece Bathroom, Full Kitchen Layout with Pantry, and Laundry Space. Additional highlights include the 9 foot Painted Ceilings throughout with 8 Foot Doors on the Main and Upper levels, as well as Complete Front-to-Rear Landscaping, Rear Deck and Fully Fenced Backyard. Superbly located only steps away from the Calgary French & International School and minutes from other Top Tier schools including Webber Academy, Rundle College, and Ernest Manning High School. Enjoy Prominent Shopping/Dining and Amenities in nearby West 85th and Aspen Landing and a convenient 16 minute drive to Downtown Calgary. Experience this impressive home for yourself. Schedule a showing with your Favorite Luxury Realtor today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212692    |
| Price          | \$1,140,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,271       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 83 Coulee Crescent Sw |
| Subdivision | Cougar Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 6B9               |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                          |
| Parking        | Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Aggregate |
| # of Garages   | 2                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                                                    |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                           |
| Cooling           | None                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                               |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                             |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Out                                                                                                                                                      |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard     |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Cement Fiber Board, Stucco, Wood Frame           |
| Foundation        | Poured Concrete                                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 15  |
| Zoning         | R-G |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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