

# \$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	44
Zoning	R-G

## **Listing Details**

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

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.