

\$1,120,000 - 13 Coulee Crescent Sw, Calgary

MLS® #A2116944

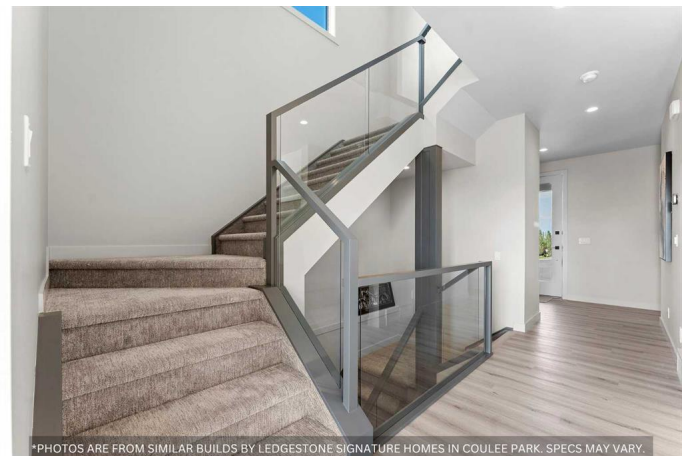
\$1,120,000

4 Bedroom, 3.00 Bathroom, 2,681 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSES SATURDAY & SUNDAY, APRIL 20 & 21 FROM 12:00 - 3:00PM @ 56 COULEE CRESCENT SW Newly-Built by Ledgestone Signature Homes, 13 Coulee Crescent SW prominently stands on a SOUTH-Backing lot located in the newest South-West subdivision of Coulee Park. Nearly 2,700 finished square feet and FOUR BEDROOMS ABOVE, 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 Westwood Luxury Vinyl Plank Flooring that merges the Living Room with Gas Fireplace, Dining Area, Flex Space that can be used as an Executive Office, and a Mud Room fit with Custom Bench and Locker. 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 Pantry Hall with additional storage space. The floor above showcases an Owner's Retreat comprised of a spacious Bedroom with South Facing Vinyl Windows, Walk-In Closet with Built-In 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 and Utility Sink as well as a Large Bonus Room fulfill this upstairs haven. Additional highlights include the 9 foot Painted Ceilings throughout with 8 Foot Doors on the Main and Upper levels, as well as a Sun-Soaked SOUTH EXPOSED 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. Don't miss out on a limited opportunity to live in Coulee Park! Schedule a showing with your Favorite Luxury Realtor today!

Built in 2024

Essential Information

MLS® #	A2116944
Price	\$1,120,000
Sold Price	\$1,120,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,681
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	13 Coulee Crescent Sw
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Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6B9

Amenities

Parking Spaces	4
Parking	Additional Parking, Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front

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
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 29th, 2024
Days on Market	38
Zoning	R-1
HOA Fees	0.00

Listing Details

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