

\$1,185,000 - 56 Coulee Crescent Sw, Calgary

MLS® #A2116960

\$1,185,000

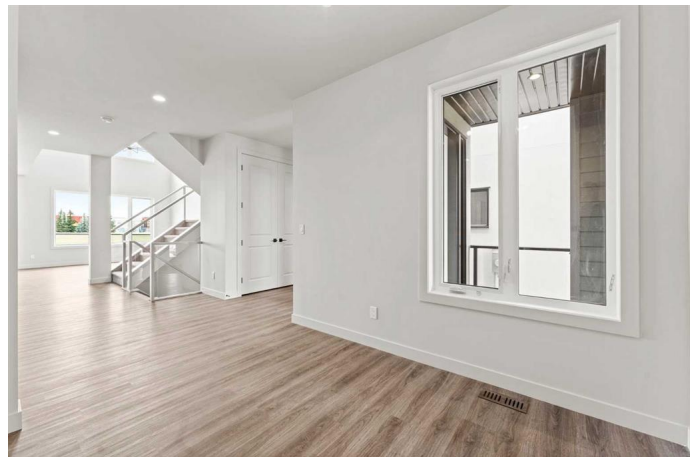
4 Bedroom, 4.00 Bathroom, 2,657 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

OPEN HOUSES SATURDAY & SUNDAY, APRIL 13 & 14 FROM 12:00 - 3:00PM A breath-taking home, nestled in the highly coveted community of Cougar Ridge.

Newly-Built by Ledgestone Signature Homes, 56 Coulee Crescent SW prominently stands on a West-Backing lot located in the newest South-West subdivision of Coulee Park. With nearly 3,700 finished square feet, 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 18 Foot Ceilings and Gas Fireplace, Dining Area, 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 and Breakfast Bar. The floor above showcases an Owner's Retreat comprised of a spacious Bedroom with West Facing Vinyl Windows showcasing a gorgeous Mountain View, Walk-In Closet with Built-In Shelving, and a Beautiful Five-Piece Ensuite with a Freestanding Bathtub. There are two



additional Bedrooms on the top floor, both 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. Downstairs, the Fully Developed Basement completes this Masterfully-Built home adding a Fourth Large Bedroom with Walk-In Closet, 3-Piece Bathroom, additional Wet Bar with Quartz Countertop, and a Rec Room with two large windows. Additional highlights include the 9 foot Painted Ceilings throughout with 8 Foot Doors on the Main and Upper levels. 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 2023

Essential Information

MLS® #	A2116960
Price	\$1,185,000
Sold Price	\$1,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,657
Acres	0.09
Year Built	2023
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	56 Coulee Crescent Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4C2

Amenities

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

Interior

Interior Features	Breakfast Bar, 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), Wet Bar
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	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 11th, 2024
Days on Market	20
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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