

\$1,299,000 - 16 Coulee Park Sw, Calgary

MLS® #A2125322

\$1,299,000

6 Bedroom, 6.00 Bathroom, 2,950 sqft

Residential on 0.13 Acres

Cougar Ridge, Calgary, Alberta

This is it!! Welcome to Cougar Ridge Estates; one of Calgary's premier West Side communities! This beautifully designed estate home on a quiet cul-de-sac offers 4500 sq ft of total living space that is both elegant & functional, making it the perfect family home. With high-end finishing featuring 9' ceilings on the main & lower levels, stone counters, hardwood flooring, crown moulding, wide baseboards & loads of built-in cabinetry throughout, you will be impressed from the moment you walk in. The open concept main floor blends family living & entertaining centered around a chef-inspired kitchen. The kitchen features high-end S/Steel appliances, custom cabinetry, granite countertops, a large sit up island, walk-in pantry & large breakfast nook. The kitchen is open to both an inviting living room & formal dining room that is perfect for entertaining & hosting family gatherings. Tucked away on the main floor is a private office with high-end built-ins, double workspaces & ample cabinetry for storage. Additionally, off the open living area is a main floor bedroom with built-in Murphy bed & 4 piece en-suite that is perfect for aging parents, guests or can be used as a family room or second office. Completing the main floor is a private 1½ bath, large laundry area with sink & ample boot room that leads to the triple garage with epoxy floor, Proslat wall organization system, workbench, bike hangars & off season tire storage racks. Even more impressive is the aggregate driveway that fits up to an additional



6 vehicles! Upstairs will impress the most discerning of buyers. The primary bedroom is a beautiful retreat with its updated 5 piece en-suite & walk-in closet with custom built-in organizers. There are 3 additional oversized bedrooms that need to be seen to be believed, each with its own oversized closets.

Completing the upstairs is a fully renovated main 5 piece bath & open bonus area that is perfect for relaxing with a book. The walk-out basement has the perfect open layout with room for a pool table, workout area & TV area complete with projector, screen & built-in storage for electronics. Completing the basement is the 6th bedroom, full 4 piece bathroom, another ½ bathroom for guests & 2 large storage areas. Step outside to the private & beautifully landscaped yard complete with underground sprinklers. The fully fenced yard also has a large shed to store tools & seasonal furniture & backs onto a private community walking trail that takes you through the neighbourhood & is steps away from the East Paskapoo area which will delight both nature & outdoor enthusiasts. With many kilometers of trails, it's perfect for hiking, biking & exploring right outside your backyard. Enjoy proximity to some of Calgary's top-rated schools including The Calgary French & International school which is walking distance away. This home is also a quick drive to downtown, 3 sets of lights away from the mountains, Stoney Trail, COP, shopping, grocery, gas & restaurants.

Built in 2003

Essential Information

MLS® #	A2125322
Price	\$1,299,000
Sold Price	\$1,309,000
Bedrooms	6

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,950
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	16 Coulee Park Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5J5

Amenities

Parking Spaces	8
Parking	Triple Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Range Hood, Refrigerator, Washer, Water Softener
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Greenbelt, Landscaped, Level, Street Lighting, Underground Sprinklers, Private, Treed
Roof	Asphalt Shingle

Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 25th, 2024
Days on Market	30
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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