

\$1,125,000 - 48 Coulee Crescent Sw, Calgary

MLS® #A2134398

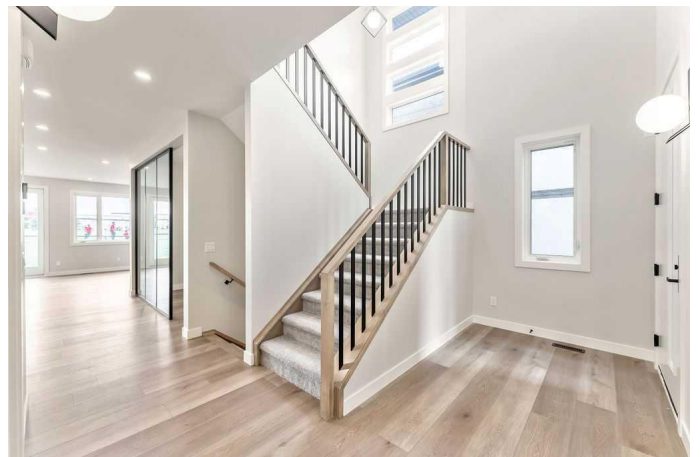
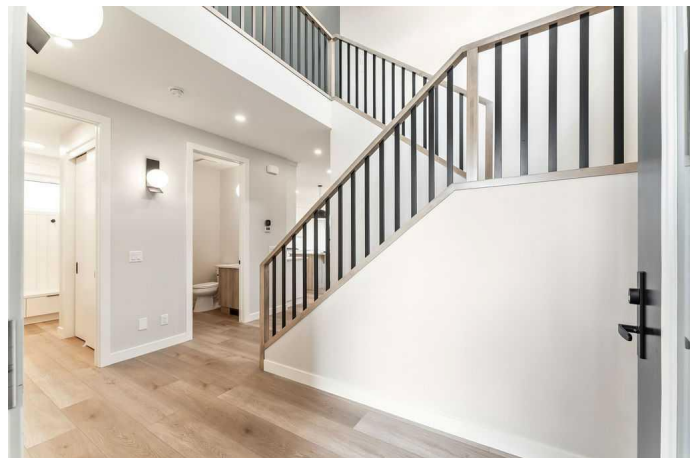
\$1,125,000

4 Bedroom, 4.00 Bathroom, 2,371 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

BRAND NEW 2-Storey in Coulee Park is an impressive home offering 2,371 sf above grade and another 753 sf in the basement. This beautiful newly constructed home built by Elegant Homes offers 9' ceilings on all 3 levels, with an exceptional floor plan and room for a growing family. The main level greets you with a bright and open entry leading to the spacious White contemporary kitchen with a large island perfect for dining and food preparation with ample room for counter stool, and stainless-steel appliances making it a true Chef's dream. The dining and living room areas are open with plenty of natural sunlight through the west facing windows. Main floor office situated centrally within the home with custom designed glass feature wall is the perfect space for those working from home. Generous mud room and lockers offers extra storage space with an ideal walk thru pantry to the kitchen. Vinyl plank flooring throughout the main floor. The upstairs features a bonus room ideal for those family nights, a grand master retreat with 4 pc ensuite and freestanding tub, 10mm shower and dual vanities. Two additional bedrooms, a laundry room, and 4 pc bath finish off the upper floor. The fully finished basement offers a family room, large recreation area with wet bar, 4th bedroom and 4 pc bathroom. There is also plenty of additional storage space available in the mechanical room. Air conditioning rough in. Convenient location close to many Top private schools, shopping, walking trails, and 20



minute drive from downtown Calgary plus a quick exit to Stoney Trail located just minutes away. Don't miss this one! Realtor is part owner of Elegant Homes Ltd.

Built in 2024

Essential Information

MLS® #	A2134398
Price	\$1,125,000
Sold Price	\$1,115,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,371
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	48 Coulee Crescent Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6B9

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar
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Appliances	Built-In Oven, Dishwasher, Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, City Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	May 31st, 2024
Days on Market	9
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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