

\$1,369,000 - 6 Coulee View Sw, Calgary

MLS® #A2137398

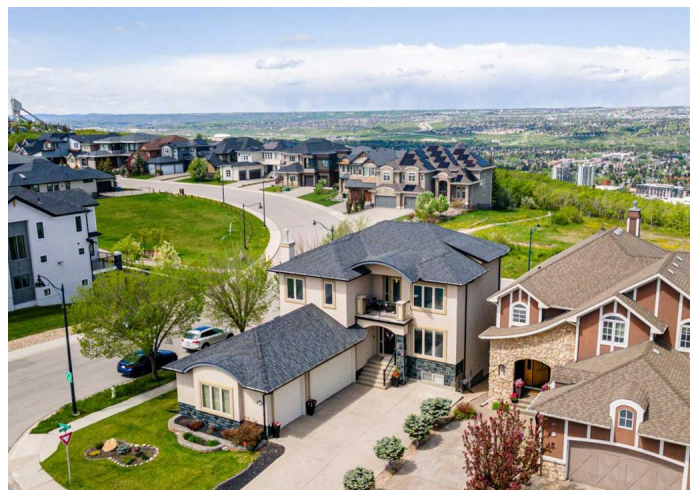
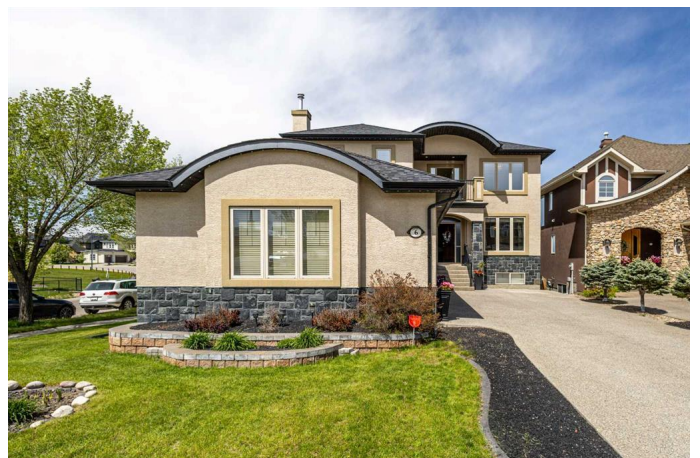
\$1,369,000

6 Bedroom, 5.00 Bathroom, 2,845 sqft

Residential on 0.18 Acres

Cougar Ridge, Calgary, Alberta

Walkout with almost 8000 square feet huge corner lot! Delicate and elegant home in the heart of Calgary just minutes to downtown but with the feel of being in the country with spectacular views. This corner lot is located walking distance to the Paskapoo Slopes, Sarccee Park and Patterson Park. The inspiring spiral staircase is an artwork in itself with open views of the rooms surrounding it. Soaring 9' ceilings, 11' in the sunken family room, nice Brazilian hardwood covers the main floor with designer tile flooring in the foyer, kitchen and bathrooms. Expansive windows offer panoramic views of the backyard. Thoughtful built-ins in the living room to keep your entertainment system organized. Large dining area, and the ultimate kitchen featuring high-end Jenn-air appliances! Dark hardwood cabinets, a six burner gas cooktop, chimney hood range, built-in microwave and oven, gorgeous granite countertops, centre island with raised breakfast bar and a corner pantry to store all your spices and cooking gadgets! A den/office with custom built-ins, plus a formal dining room, custom laundry room, powder room can be found on this first of three glorious levels! The mudroom is equipped with built-ins! Enter through a set of double French doors to your grand master retreat! Featuring a spacious sitting area, romantic gas fireplace, balcony, 5 piece ensuite and huge walk-in closet! There are three more bedrooms, bathrooms and a loft area walking out to a cute balcony with views of downtown. The



winding staircase finishes off in the impressive walkout basement! Walking down from the second floor, you can see the stunning mosaic medallion tiling stamped into the basement floor. Basement completed with recreation room, family/theatre room or bar area. Built-in shelving, a cozy gas fireplace are additional special touches. Addition bedrooms five and six plus a 3 pc bathroom, lots of storage spaces.

Built in 2004

Essential Information

MLS® #	A2137398
Price	\$1,369,000
Sold Price	\$1,350,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,845
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6 Coulee View Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5J6

Amenities

Parking Spaces	5
----------------	---

Parking	Triple Garage Attached
---------	------------------------

Interior

Interior Features	Bar, Bookcases, Central Vacuum, Kitchen Island, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 5th, 2024
Days on Market	4
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.