

# \$1,150,000 - 91 Coulee Crescent Sw, Calgary

MLS® #A2258648

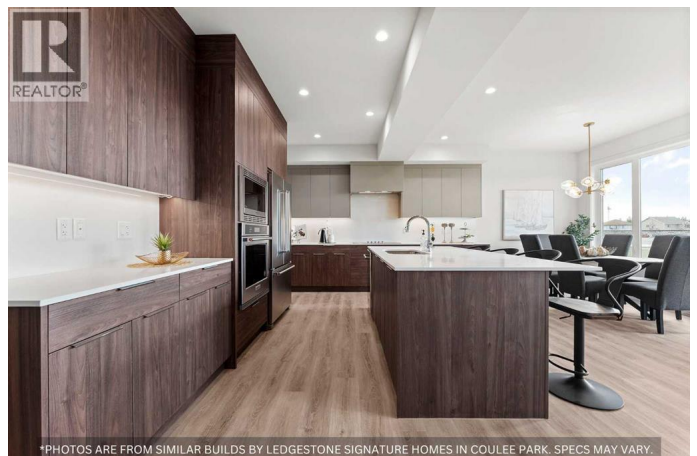
**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 2,345 sqft

Single Family on 0.09 Acres

Cougar Ridge, Calgary, Alberta

A final opportunity in Cougar Ridge's newest luxury enclave, Coulee Park. Crafted by Ledgestone Signature Homes, this brand-new walk-out residence delivers 2,345 sq. ft. above grade with nearly 1,000 sq. ft. down, roughed-in for a Legal Secondary Suite with separate entrances and future-ready for multigenerational living or revenue. The striking exterior (acrylic stucco, Hardie siding, cultured stone) and exposed-aggregate drive set the tone. Inside, 9-ft painted ceilings, 8-ft doors (main & upper), and wide-plank LVP flow through a thoughtful main floor: a sunlit great room and generous dining area, quiet flex/office, chic powder room, and a custom mudroom with built-in lockers. The chef's kitchen pairs Schenk cabinetry with quartz counters, a large island, premium stainless appliances with gas cooktop, and a walk-in pantry. Upstairs, the owner's retreat features a spacious bedroom, walk-in closet with MDF built-ins, and a serene 5-pc ensuite with freestanding tub and double vanity. Three additional bedrooms share a stylish 5-pc bath, while the laundry room (cabinetry, quartz folding surface, utility sink) adds everyday ease. The walk-out lower level awaits your vision! Planned for a 5th bedroom with walk-in, full bath, full kitchen layout with pantry, and dedicated laundry. Outside, enjoy complete front-to-rear landscaping, a rear deck, and a fully fenced backyard. Next door to the Calgary French & International School and within minutes of Webber Academy, Rundle College,



and Ernest Manning. Shops and dining at West 85th and Aspen Landing are close at hand, with an easy 16-minute commute downtown. Experience Coulee Park living for yourself. Schedule a showing with your favorite luxury Realtor® today! (id:6289)

Built in 2025

**Essential Information**

Listing #	A2258648
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,345
Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	91 Coulee Crescent Sw
Subdivision	Cougar Ridge
City	Calgary
Province	Alberta
Postal Code	T3H6B9

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Closet Organizers, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage, Exposed Aggregate
# of Garages	2

**Interior**

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Garage door opener, Washer & Dryer
Heating	Forced air

Cooling	None
# of Stories	2
Basement	Separate entrance, Walk out

## Exterior

Exterior	Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Wahi Realty Inc.



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Listing information last updated on October 13th, 2025 at 3:16am PDT