\$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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