

# \$1,298,000 - 17 Coulee Crescent Sw, Calgary

MLS® #A2213586

**\$1,298,000**

5 Bedroom, 4.00 Bathroom, 2,567 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

\*\*\*OPEN HOUSE: SAT MAY 10 1:00 PM -

3:00 PM\*\*\* 3,220 SQ.FT. OF FINISHED

LIVING SPACE | 5 BEDS | 3.5 BATHS |

SOUTH-FACING BACKYARD | FINISHED

BASEMENT | LOADED WITH UPGRADES.

Located in the quiet enclave of Coulee Park in

Cougar Ridge, this custom-built home by

Elegant Homes offers modern design and

room to grow. With a bright, open layout and a

sun-soaked south-facing backyard, 17 Coulee

Cres SW invites you to slow down, settle in,

and enjoy every moment. This home feels and

SHOWS LIKE NEW - offering the look, layout,

and finish quality of a brand-new build, but

with MORE UPGRADES and a professionally

FINISHED BASEMENT completed in 2025.

Inside, natural light floods every corner thanks

to 9'™ ceilings and large windows

throughout. The chef's™ kitchen features

full-height custom shaker cabinetry, gas range,

quartz countertops, premium appliances, and

a walk-in pantry with wine rack, floating

shelves, and built-in coffee station. The

open-concept main floor includes a warm and

welcoming great room with gas fireplace and

custom built-ins, a spacious dining area

accented by stunning ceiling beam detailing,

and a FRONT DEN - perfect for working from

home or tackling homework in peace. Upstairs,

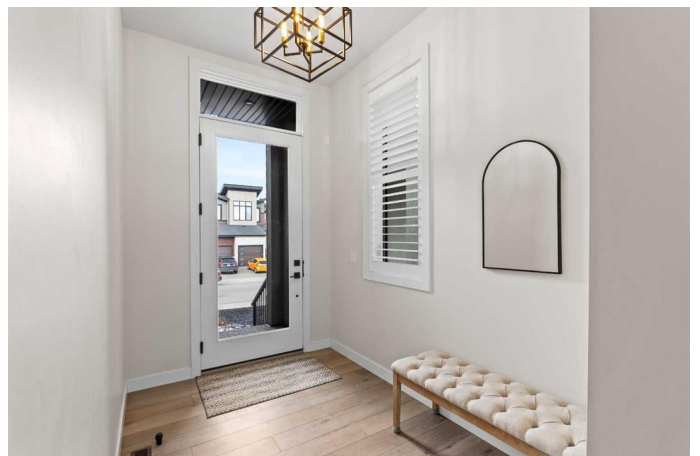
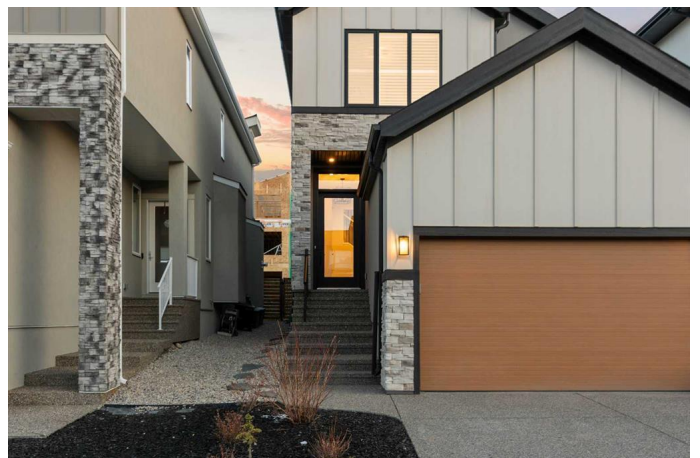
a CENTRAL BONUS ROOM sets the stage for

movie nights and downtime, while the serene

primary suite features a spa-like ensuite with

HEATED TILE FLOORS, freestanding tub,

dual sinks, tiled shower, and walk-in closet.



Two more LARGE BEDROOMS, a full bath, and a laundry room with sink round out the upper level - all under 9' ceilings. The finished basement adds more flexibility with two large bedrooms, a full bathroom, huge storage area, and a spacious rec area with gas fireplace for games, guests, or teens who want their own hangout space. Loaded with upgrades you won't find in nearby spec homes: upgraded LVP flooring (including stairs and upper floor), custom California shutters, air conditioning, exposed aggregate driveway and walkway, and rough-in for a hot tub or swim spa. With REMAINING BUILDER WARRANTY coverage, enjoy peace of mind and long-term value. Just steps to walking paths and close to top-rated schools, restaurants, and the Paskapoo trail system, this is more than a home - it's a lifestyle that works for your whole family. Homes like this don't last in Cougar Ridge - book your showing today.

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213586    |
| Price          | \$1,298,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,567       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Coulee Crescent Sw |
| Subdivision | Cougar Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H6B9                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings     |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden  |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 16               |
| Zoning         | R-G              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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