

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

MLS® #A2213586

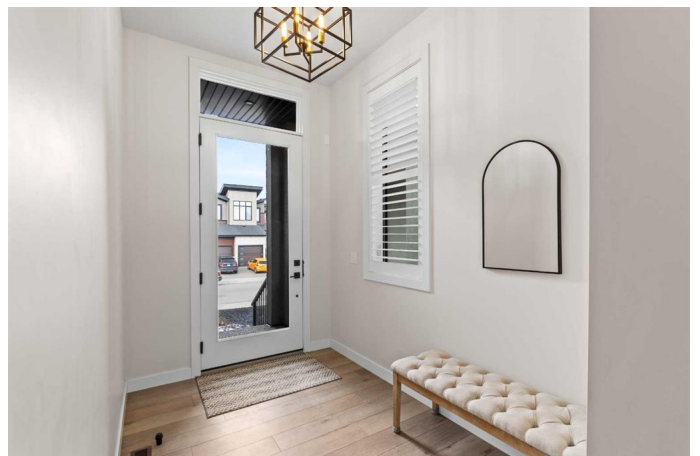
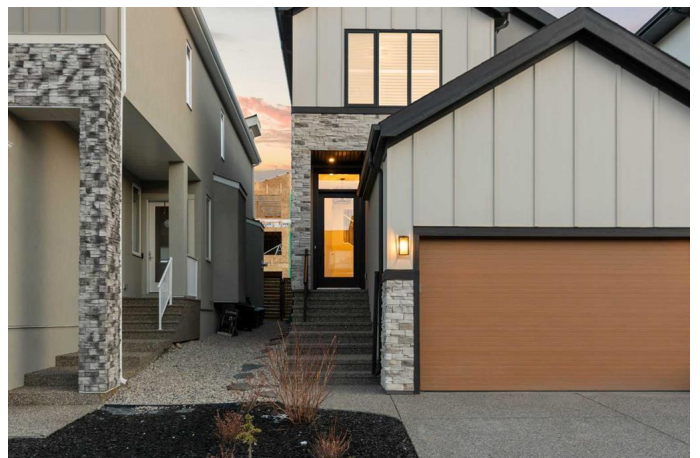
\$1,298,000

5 Bedroom, 4.00 Bathroom, 2,567 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

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, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 27 |
| Zoning | R-G |

Listing Details

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

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