

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

MLS® #A2213586

**\$1,298,000**

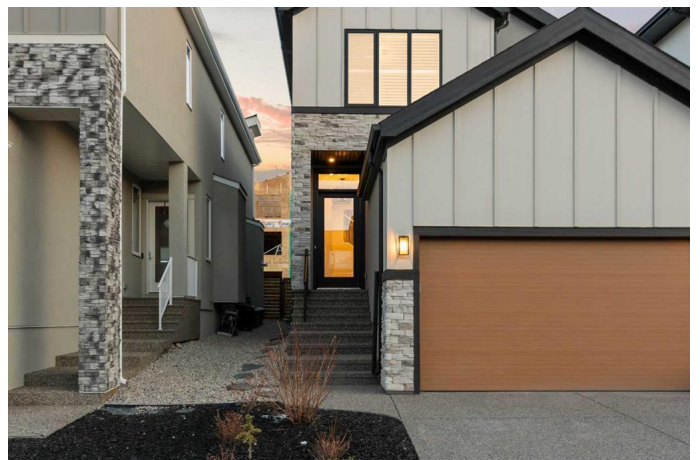
5 Bedroom, 4.00 Bathroom, 2,567 sqft

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, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator     |
| 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 | 2                |
| Zoning         | R-G              |

### **Listing Details**

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

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