



13 Coulee Park Calgary Alberta

\$1,180,000

Welcome to this beautifully maintained family home, nestled on a quiet street in the highly sought-after community of Cougar Ridge. With undeniable curb appeal and a charming front porch, it's the perfect spot to start your mornings with a peaceful cup of coffee. Inside, rich hardwood floors flow throughout the main level, creating a warm and inviting atmosphere. A formal dining room offers the ideal setting for family gatherings and dinner parties, while a private front den provides a quiet space for a home office or study area. At the heart of the home lies a chef's dream kitchen featuring granite countertops, a gas stove, ample cabinetry, and a central island perfect for prep or casual meals. The kitchen opens to a cozy living room with a gas fireplace and a bright breakfast nook that leads directly to your private backyard--no rear neighbours! Enjoy outdoor living with a manicured lawn, deck, stone patio, and gazebo, ideal for entertaining all summer long. The main level also includes a 2-piece powder room and a convenient laundry/mud room with direct access to the double garage. Upstairs, the bonus room stuns with vaulted ceilings, exposed beams, a stone fireplace, and large windows that flood the space with natural light. The spacious primary bedroom is a true retreat, complete with a 5-piece spa-like ensuite and a large walk-in closet with built-ins. Two additional bedrooms and a 5-piece main bath complete the upper floor. The fully finished basement offers a fourth bedroom, full bathroom, and a large family room with a wet bar and fireplace. Perfect for those who love to entertain. Located close to schools, parks, shopping, and offering quick access to Stoney Trail--this is the perfect place to call home. (id:6769)

Family room 21.75 Ft x 13.42 Ft

Bedroom 12.92 Ft x 11.08 Ft

Other 11.08 Ft x 8.33 Ft

Other 13.33 Ft x 12.08 Ft

Storage 9.92 Ft x 9.25 Ft

3pc Bathroom 9.50 Ft x 4.83 Ft

Furnace 18.08 Ft x 6.92 Ft

Living room 14.83 Ft x 13.83 Ft

Dining room 11.67 Ft x 10.92 Ft

Breakfast 10.92 Ft x 6.00 Ft

Foyer 9.92 Ft x 6.75 Ft

Office 11.92 Ft x 9.92 Ft

Laundry room 9.00 Ft x 11.08 Ft

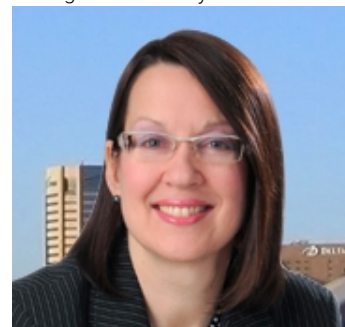
2pc Bathroom 5.92 Ft x 5.08 Ft

Bonus Room 17.75 Ft x 17.25 Ft

Primary Bedroom 11.67 Ft x 10.92 Ft

Display of MLS data is planned, reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX

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Kitchen 15.08 Ft x 14.25 Ft

Other 8.67 Ft x 7.08 Ft

Pantry 7.50 Ft x 5.75 Ft