



## 8 Coulee Park Calgary Alberta

\$1,299,900

Best LOCATION!! 5 Bedrooms with walkout basement in Cougar Ridge. Walking distance to Church, School, Shopping Centre, Transit Stops etc. Fully developed legal basement. More than 3280sqft above grade area and total finished area including basement is 4730.4sqft. 5 big bedrooms including 6pc bathroom with walkup master bedroom. Best opportunity to buy a dream house. Large wet bar and wine cellar in the walkout basement. Central AC and heated floor. 2 Storey with fully developed legal basement. Flex room ideal for music/reading room. Main floor den, walk thru closet & 2pc powder room. Brazilian Cherry hardwood floors thru out main floor. Spectacular see thru spiral staircase leading upstairs to a large walk up master bedroom with balcony with views, 6pc ensuite with heated floors, jetted tub, o/s shower & walk in closet. 2 bedrooms with jack & jill ensuite. 3rd bedroom with 4pc ensuite. Easy access to all amenities and to main roads.  
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3pc Bathroom 10.42 Ft x 7.92 Ft  
Bedroom 14.33 Ft x 13.08 Ft  
Family room 18.75 Ft x 31.67 Ft  
Wine Cellar 8.58 Ft x 5.75 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft  
Other 7.25 Ft x 8.67 Ft  
Den 10.25 Ft x 10.75 Ft  
2pc Bathroom 8.25 Ft x 5.50 Ft  
Dining room 12.92 Ft x 11.50 Ft  
Living room 18.83 Ft x 18.50 Ft

Kitchen 19.83 Ft x 13.83 Ft  
Other 9.75 Ft x 11.33 Ft  
Other 18.50 Ft x 9.17 Ft  
Living room/Dining room 8.83 Ft x 14.58 Ft  
Primary Bedroom 15.92 Ft x 19.58 Ft  
6pc Bathroom 17.75 Ft x 17.92 Ft  
Other 10.83 Ft x 5.83 Ft  
Other 16.50 Ft x 4.50 Ft  
Laundry room 6.67 Ft x 6.67 Ft

Listing Presented By:



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