



\*ARTIST CONCEPT ONLY. EXTERIOR MAY VARY.



## 83 Coulee Crescent Calgary Alberta

\$1,140,000

A final opportunity to own in Cougar Ridge's latest luxury subdivision of Coulee Park! Newly-Built by luxury builder and developer Ledgestone Signature Homes, 83 Coulee Crescent SW prominently stands on a nearly 4,400 Sq.Ft. Walk-Out lot on the final phase of Coulee Park. With nearly 2,300 finished Sq.Ft. PLUS nearly a 1000 Sq.Ft. basement with Legal Secondary Suite Rough-In and Separate Entrances, this commodious residence encompasses high quality executive living complimented with exceptional craftsmanship throughout. Distinctive exterior features include the Acrylic Stucco & Hardie-Board Siding complimented with Cultured Stone, and the Exposed Aggregate driveway leading to the Double-Attached Finished Garage. The main level features Luxury Vinyl Plank Flooring that merges the Living Room with Gas Fireplace, Dining Area, Flex Room/Executive Office, Powder Room, and a Mud Room fit with Custom Lockers. The first floor is completed by a Chef's Kitchen with Quartz Countertops, Custom Schenk Brand Cabinetry, Premium Stainless Steel Appliances with Gas Stovetop, and a Large Pantry. The floor above showcases an Owner's Retreat comprised of a spacious Bedroom, Walk-In Closet with Built-In MDF Shelving, and a Beautiful Five-Piece Ensuite with a Freestanding Bathtub. There are THREE additional Bedrooms on the top floor, all generous in size plus a Five-Piece Bathroom. A Laundry Room fitted with Cabinetry, Quartz Countertops, and Utility Sink fulfill this upstairs haven. Downstairs, the Walk-Out Basement Roughed-In for a Secondary Legal Suite (plans already previously approved by the City of Calgary) with Separate Entrance completes this Masterfully-Built home adding a potential FIFTH Large Bedroom with Walk-In Closet, 4-Piece Bathroom, Full Kitchen Layout with Pantry, and Laundry Space. Additional highlights include the 9 foot Painted Ceilings throughout with 8 Foot Doors ...

Other 23.50 Ft x 42.58 Ft

Foyer 6.17 Ft x 8.08 Ft

Other 9.50 Ft x 5.75 Ft

Living room/Dining room 24.08 Ft x 23.75 Ft

Pantry 7.92 Ft x 5.08 Ft

Bedroom 10.42 Ft x 11.33 Ft

Bedroom 13.58 Ft x 11.25 Ft

Primary Bedroom 13.25 Ft x 15.17 Ft

Other 9.50 Ft x 7.08 Ft

Laundry room 9.50 Ft x 8.75 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://joshuaosmond.exp Realty.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

2pc Bathroom 7.92 Ft x 5.08 Ft  
Office 9.50 Ft x 10.50 Ft  
Bedroom 10.08 Ft x 12.00 Ft

5pc Bathroom 9.50 Ft x 8.17 Ft  
5pc Bathroom 10.42 Ft x 12.83 Ft