



115 Coulee Way Calgary Alberta

\$1,778,000

Step into a lifestyle of effortless elegance and everyday comfort in this custom-built two-storey home, perfectly set in prestigious Coulee Way offering over 4,900 sq.ft of total living space !! Meticulously maintained by its original owners, every corner of this residence reflects exceptional quality, thoughtfully designed to adapt to the rhythm of a busy, growing family. Perfectly situated just steps from the Calgary French & International School and the natural beauty of the Paskapoo Slopes/Sarcee Park pathway system, your weekends will be filled with outdoor adventure while morning routines stay blissfully simple. When it's time to commute, enjoy quick access to downtown and effortless connections via Stoney Trail and major city routes. From the moment you step onto the rich hand-scraped maple engineered hardwood floors, the home welcomes you with warmth and sophistication. The main level balances productivity and relaxation, featuring a dedicated private office with custom built-ins-ideal for remote work or managing the household. At the heart of the home, the light-filled living room invites cozy family gatherings around the stone-surround gas fireplace. Chef enthusiasts will fall in love with the chef's kitchen, boasting custom maple cabinetry, granite countertops, double built-in ovens, an electric cooktop, and a brilliant walk-through pantry that makes unloading groceries a breeze. Upstairs, the home serves as a restful sanctuary. Parents can retreat to the primary suite behind double French doors, indulging in a spa-like 5-piece ensuite with a soothing steam shower. Three additional upstairs bedrooms ensure everyone has their own space, complete with a Jack-and-Jill bath and an extra private 4pc ensuite-eliminating morning bathroom queues entirely. The fully developed basement expands your living space even further, offering a second living room with a gas...

Recreational, Games room 28.08 Ft x 14.00 Ft

Bedroom 14.42 Ft x 10.08 Ft

Bedroom 12.33 Ft x 11.83 Ft

Storage 11.58 Ft x 7.42 Ft

Storage 16.25 Ft x 4.42 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

Breakfast 10.92 Ft x 9.00 Ft

Office 12.42 Ft x 10.25 Ft

Laundry room 13.75 Ft x 10.92 Ft

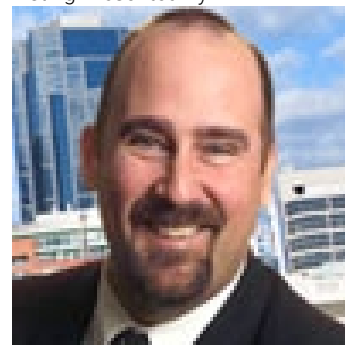
Other 5.75 Ft x 5.58 Ft

2pc Bathroom 7.42 Ft x 5.75 Ft

Primary Bedroom 16.42 Ft x 14.92 Ft

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Listing Presented By:



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Living room 18.42 Ft x 14.92 Ft
Kitchen 15.58 Ft x 14.58 Ft
Pantry 8.25 Ft x 3.92 Ft
Dining room 14.42 Ft x 12.00 Ft

5pc Bathroom 14.92 Ft x 10.25 Ft
Bedroom 12.42 Ft x 12.08 Ft
5pc Bathroom 15.58 Ft x 8.75 Ft