



GRASSROOTS
REALTY GROUP

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91 Coulee Crescent SW
Calgary, Alberta

MLS # A2258648



\$1,150,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,345 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Aggregate, Double Garage Attached, Front Drive, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

A final opportunity in Cougar Ridge's newest luxury enclave, Coulee Park. Crafted by Ledgestone Signature Homes, this brand-new walk-out residence delivers 2,345 sq. ft. above grade with nearly 1,000 sq. ft. down, roughed-in for a Legal Secondary Suite with separate entrances and future-ready for multigenerational living or revenue. The striking exterior (acrylic stucco, Hardie siding, cultured stone) and exposed-aggregate drive set the tone. Inside, 9-ft painted ceilings, 8-ft doors (main & upper), and wide-plank LVP flow through a thoughtful main floor: a sunlit great room and generous dining area, quiet flex/office, chic powder room, and a custom mudroom with built-in lockers. The chef's kitchen pairs Schenk cabinetry with quartz counters, a large island, premium stainless appliances with gas cooktop, and a walk-in pantry. Upstairs, the owner's retreat features a spacious bedroom, walk-in closet with MDF built-ins, and a serene 5-pc ensuite with freestanding tub and double vanity. Three additional bedrooms share a stylish 5-pc bath, while the laundry room (cabinetry, quartz folding surface, utility sink) adds everyday ease. The walk-out lower level awaits your vision! Planned for a 5th bedroom with walk-in, full bath, full kitchen layout with pantry, and dedicated laundry. Outside, enjoy complete front-to-rear landscaping, a rear deck, and a fully fenced backyard. Next door to the Calgary French & International School and within minutes of Webber Academy, Rundle College, and Ernest Manning. Shops and dining at West 85th and Aspen Landing are close at hand, with an easy 16-minute commute downtown. Experience Coulee Park living for yourself. Schedule a showing with your favorite luxury Realtor®; today!

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