



**48 Coulee Park SW
Calgary, Alberta**

MLS # A2288022



\$1,199,900

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|------------------|--|---------------|-------------------|
| Division: | Cougar Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,161 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 5 | Baths: | 3 full / 2 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Lawn, Pie Shaped Lot, Private | | |

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|--------------------|-----------------------------------|-------------------|-----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Hot tub and accessories, murphy bed, stand-up freezer, garage controls, shelving in the garage, screen for the front door, shed, stereo receivers and Apple receiver. **NEGOTIABLE:** Games table and 2 chairs in the basement, bookcase and credenza in the office, curved couch and living room furniture, barstools upstairs, bar stool downstairs, couch downstairs, BBQ

Welcome to this beautifully maintained and thoughtfully upgraded family home in the heart of Cougar Ridge. Tucked away in a quiet location and backing onto a scenic pathway, this property offers privacy, expansive views, and exceptional indoor-outdoor living — all just minutes from downtown Calgary and with easy access to the mountains. Inside, you’ll appreciate the high ceilings, large windows, and modern lighting throughout. At the heart of the home, an expansive spiral staircase serves as a stunning architectural centre piece, elegantly connecting the levels and creating a striking first impression the moment you step inside. The stylish white kitchen, renovated in 2017, is designed for both everyday living and entertaining. It features two-toned quartz countertops, stainless steel appliances, a gas stove, under-cabinet lighting, and a corner pantry for added storage. The main floor features hardwood flooring, a dedicated home office, and a functional walk-through locker-style closet accessible from both the front entry and garage — ideal for busy families. The spacious main floor laundry room includes a sink, cabinetry, and built-in smart storage solutions, including an ironing board. All west-facing windows have been replaced within the last five years, enhancing both efficiency and comfort. Upstairs offers four generously sized bedrooms, including a stunning primary retreat complete with a private balcony showcasing beautiful views. The spa-inspired 5-piece ensuite includes a steam shower, and the large walk-in closet provides ample space. A charming front balcony offers the perfect spot to enjoy summer sunsets. The fully developed basement is an entertainer’s dream, featuring in-floor heating, a custom bar area, and a dedicated wine room. A fifth bedroom with a built-in Murphy bed adds flexibility for guests or extended family.

Step outside to your private backyard oasis. The well-groomed yard fills in beautifully during the summer months with mature trees providing added privacy. Enjoy the hot tub and a beautifully landscaped, levelled area that creates the perfect setting for a fire pit. The exposed aggregate driveway, concrete curbed flower beds, and oversized 23' x 26' garage create impressive curb appeal. The garage includes 240V wiring for EV charging and offers plenty of space for vehicles, storage, and hobbies. Located in the sought-after community of Cougar Ridge, this home offers access to excellent schools, nearby parks, playgrounds, and convenient shopping and amenities. You're just a short drive to downtown Calgary and have quick access west to the mountains for weekend escapes. With its quiet setting, scenic surroundings, proximity to Calgary French and International School, and family-friendly atmosphere, this home is located in the most exclusive area's within Cougar Ridge . This is a rare opportunity to own a spacious, upgraded home in a prime location that truly offers the best of city living and outdoor lifestyle.