

\$1,180,000 - 13 Coulee Park Sw, Calgary

MLS® #A2225558

\$1,180,000

4 Bedroom, 4.00 Bathroom, 2,892 sqft

Residential on 0.16 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this beautifully maintained family home, nestled on a quiet street in the highly sought-after community of Cougar Ridge. With undeniable curb appeal and a charming front porch, it's the perfect spot to start your mornings with a peaceful cup of coffee. Inside, rich hardwood floors flow throughout the main level, creating a warm and inviting atmosphere. A formal dining room offers the ideal setting for family gatherings and dinner parties, while a private front den provides a quiet space for a home office or study area. At the heart of the home lies a chef's dream kitchen featuring granite countertops, a gas stove, ample cabinetry, and a central island perfect for prep or casual meals. The kitchen opens to a cozy living room with a gas fireplace and a bright breakfast nook that leads directly to your private backyard—no rear neighbours! Enjoy outdoor living with a manicured lawn, deck, stone patio, and gazebo, ideal for entertaining all summer long. The main level also includes a 2-piece powder room and a convenient laundry/mud room with direct access to the double garage. Upstairs, the bonus room stuns with vaulted ceilings, exposed beams, a stone fireplace, and large windows that flood the space with natural light. The spacious primary bedroom is a true retreat, complete with a 5-piece spa-like ensuite and a large walk-in closet with built-ins. Two additional bedrooms and a 5-piece main bath complete the upper floor. The fully finished basement offers a fourth



bedroom, full bathroom, and a large family room with a wet bar and fireplace. Perfect for those who love to entertain. Located close to schools, parks, shopping, and offering quick access to Stoney Trail—this is the perfect place to call home.

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225558 |
| Price | \$1,180,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,892 |
| Acres | 0.16 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 13 Coulee Park Sw |
| Subdivision | Cougar Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 5J5 |

Amenities

| | |
|----------------|--|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Heated Garage, Aggregate |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Wet Bar |
| Appliances | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | High Efficiency, In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Basement, Gas, Living Room, Family Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other, Playground |
| Lot Description | Gentle Sloping, Rectangular Lot, Gazebo |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 8 |
| Zoning | R-G |
| HOA Fees | 119 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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