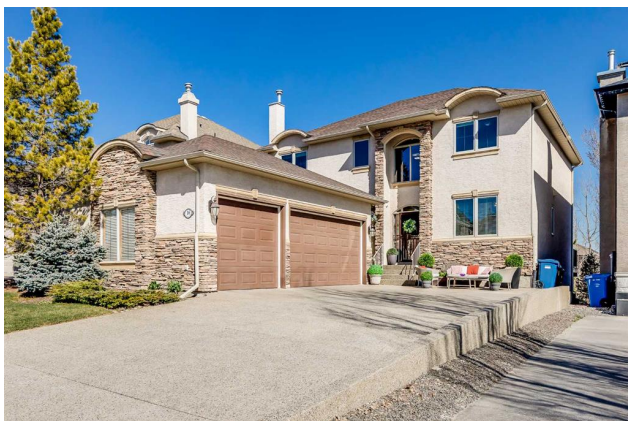


16 COULEE Park, Calgary T3H 5J5

MLS® #: **A2125322** Area: **Cougar Ridge** Listing Date: **04/25/24** List Price: **\$1,299,000**
 Status: **Active** County: **Calgary** Change: **-\$71k, 16-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
 Lot Information
 Lot Sz Ar: **5,554 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,949**
 Low Sqft:
 Ttl Sqft: **2,949**

DOM

24
 Layout
 Beds: **6 (5 1)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Front Yard,Greenbelt,Landscaped,Level,Street Lighting,Underground Sprinklers,Private,Treed**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Electric,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance,Private Yard,Storage**

Construction: **Brick,Concrete,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Range Hood,Refrigerator,Washer,Water Softener**
 Int Feat: **Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`1" x 14`7"	Kitchen	Main	12`5" x 13`7"
Living Room	Main	14`11" x 18`10"	Breakfast Nook	Main	10`10" x 11`8"
Office	Main	11`1" x 11`2"	Bedroom	Main	11`0" x 15`11"
Laundry	Main	8`7" x 10`3"	4pc Ensuite bath	Main	5`0" x 9`4"
2pc Bathroom	Main	4`10" x 5`1"	Bedroom - Primary	Second	14`5" x 14`8"
Bedroom	Second	12`2" x 15`3"	Bedroom	Second	11`1" x 15`6"

Bedroom	Second	11`1" x 14`8"	Bonus Room	Second	7`5" x 20`4"
5pc Bathroom	Second	7`7" x 8`2"	5pc Ensuite bath	Second	10`11" x 14`8"
Game Room	Basement	35`11" x 24`11"	Bedroom	Basement	10`11" x 10`5"
4pc Bathroom	Basement	7`3" x 8`0"	2pc Bathroom	Basement	3`0" x 8`0"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-1			
Legal Desc:		0310396			
Remarks					
Pub Rmks:		Open House: Sat, May 18, 1-4 & Mon, May 20, 1-4. Welcome to Cougar Ridge Estates; one of Calgary's premier West Side communities! This beautifully designed estate home on a quiet cul-de-sac offers 4500 sq ft of total living space that is both elegant & functional, making it the perfect family home. With high-end finishing featuring 9' ceilings on the main & lower levels, stone counters, hardwood flooring, crown moulding, wide baseboards & loads of built-in cabinetry throughout, you will be impressed from the moment you walk in. The open concept main floor blends family living & entertaining centered around a chef-inspired kitchen. The kitchen features high-end S/Steel appliances, custom cabinetry, granite countertops, a large sit up island, walk-in pantry & large breakfast nook. The kitchen is open to both an inviting living room & formal dining room that is perfect for entertaining & hosting family gatherings. Tucked away on the main floor is a private office with high-end built-ins, double workspaces & ample cabinetry for storage. Additionally, off the open living area is a main floor bedroom with built-in Murphy bed & 4 piece en-suite that is perfect for aging parents, guests or can be used as a family room or second office. Completing the main floor is a private ½ bath, large laundry area with sink & ample boot room that leads to the triple garage with epoxy floor, Proslat wall organization system, workbench, bike hangars & off season tire storage racks. Even more impressive is the aggregate driveway that fits up to an additional 6 vehicles! Upstairs will impress the most discerning of buyers. The primary bedroom is a beautiful retreat with its updated 5 piece en-suite & walk-in closet with custom built-in organizers. There are 3 additional oversized bedrooms that need to be seen to be believed, each with its own oversized closets. Completing the upstairs is a fully renovated main 5 piece bath & open bonus area that is perfect for relaxing with a book. The walk-out basement has the perfect open layout with room for a pool table, workout area & TV area complete with projector, screen & built-in storage for electronics. Completing the basement is the 6th bedroom, full 4 piece bathroom, another ½ bathroom for guests & 2 large storage areas. Step outside to the private & beautifully landscaped yard complete with underground sprinklers. The fully fenced yard also has a large shed to store tools & seasonal furniture & backs onto a private community walking trail that takes you through the neighbourhood & is steps away from the East Paskapoo area which will delight both nature & outdoor enthusiasts. With many kilometers of trails, it's perfect for hiking, biking & exploring right outside your backyard. Enjoy proximity to some of Calgary's top-rated schools including The Calgary French & International school which is walking distance away. This home is also a quick drive to downtown, 3 sets of lights away from the mountains, Stoney Trail, COP, shopping, grocery.			
Inclusions:		shed, projector, screen, speakers in basement, murphy bed + couch in main floor bedroom, alarm system			
Property Listed By:		Century 21 Bamber Realty LTD.			
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					

