



THE
A-TEAM

**RE/MAX
FIRST**

76 COULEE View, Calgary T3H 5J6

MLS®#: **A2164301** Area: **Cougar Ridge** Listing Date: **09/09/24** List Price: **\$1,165,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **5,661 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,812**
 Low Sqft:
 Ttl Sqft: **2,812**

DOM

10
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Rectangular Lot**
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Slate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Crown Molding,Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`1" x 8`7"	Family Room	Main	16`6" x 14`4"
Kitchen	Main	13`6" x 12`4"	Dining Room	Main	13`3" x 12`6"
Breakfast Nook	Main	9`2" x 8`11"	Mud Room	Main	10`8" x 3`7"
Den	Main	12`0" x 9`11"	Laundry	Main	7`5" x 5`4"
2pc Bathroom	Main		Bonus Room	Upper	9`0" x 8`11"
Bedroom - Primary	Upper	16`6" x 11`7"	Bedroom	Upper	11`1" x 11`0"
Bedroom	Upper	14`5" x 11`9"	Bedroom	Upper	14`6" x 11`9"

5pc Ensuite bath

Upper

4pc Bathroom
Legal/Tax/Financial

Upper

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0310396

Remarks

Pub Rmks: **The Estates of Cougar Ridge - Coulee View - a quiet retreat on Calgary's westside, tucked away from traffic but offering convenient access to great schools, the path system overtop the Bow Valley and all the Westside has to offer... PLUS a quick exit west to the mountains or east to downtown. This home sits in a cul de sac, backing a path system, buried in trees, a south exposure and a wonderful garden - PRIVATE & QUIET! This two storey, 4 bedroom home offers 2812 sq ft above grade, and has been exceptionally well maintained throughout. Upon entering you will be struck by the quality of construction and detailed finishings....brazilian cherry hardwoods, a striking curved staircase, slate accents, 9' ceilings, crown moldings, decorative ceiling finishes and soft corners. On the main, the spacious Great Room in back enjoys the warmth of the sun throughout the day... a large open space for lounging with the family or entertaining your guests. The kitchen enjoys in-floor heat, granite counters and backsplash, a 5 burner gas cooktop and wall oven, cabinets which extend to the ceiling and a wonderful breakfast nook leading to your rear deck and yard. There is also a proper dining room and home office on the main level. The striking curved staircase leads you to the upper level... an open loft space, a balcony and 4 bedrooms up. The Primary Retreat features a cozy lounge area, leading to a private balcony, a 5pc en suite with granite counters, in-floor heat and a skylight - the infusion of natural light is comforting - and walk-in closet. The three additional beds are all well-sized and the loft offers a potential study/reading space and access to a second balcony. This home has been meticulously maintained with an extensive list of improvements over the years... new vinyl decking, faucets, garden shed, skylights, two A/C units, hot water tank etc etc**

Inclusions:
Property Listed By: **Window blinds
RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









