



THE
A-TEAM

**RE/MAX
FIRST**

80 COULEE Way, Calgary T3H 0S4

MLS®#: **A2170642**

Area: **Cougar Ridge**

Listing Date: **10/03/24**

List Price: **\$1,999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **4,437**
Low Sqft:
Ttl Sqft: **4,437**

Lot Information

Lot Sz Ar: **6,845 sqft**
Lot Shape:

DOM

4
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve,No Neighbours Behind,Views**
Park Feat: **Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,In Floor,Forced Air**
Sewer:
Ext Feat: **Dock**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	17`5" x 15`11"	Bedroom	Upper	13`10" x 11`7"
Bedroom	Upper	12`5" x 11`7"	Bedroom	Upper	12`5" x 10`11"
5pc Ensuite bath	Upper	16`6" x 11`7"	5pc Bathroom	Upper	10`4" x 10`3"
4pc Bathroom	Upper	8`3" x 5`6"	Office	Main	11`10" x 10`5"
2pc Bathroom	Main	6`7" x 5`11"	Bedroom	Lower	15`8" x 10`9"

Exercise Room

Lower

15`1" x 10`8"

3pc Bathroom
Legal/Tax/Financial

Lower

10`10" x 6`6"

Title:
Fee Simple
Legal Desc:

1011024

Zoning:
R-1

Remarks

Pub Rmks: **Stunning 5 bdrm + bonus room luxury home has 6,198 sf of modern living space on 3 levels with panoramic valley & downtown views! Featuring: stone & acrylic stucco exterior, decorative mullion windows, open plan with 10' main floor ceilings, solid core 8' doors, built-in wall units, engineered oak hardwood floors & Lutron dimmers. Enjoy the great room linear gas fireplace with impressive maple & stainless finish overlooking 150 acres of green space. Designer kitchen has rich dark stain full height shaker maple cabinets, hi-end stainless appliances, gas cooktop stove, canopy hood fan, large quartz counter island & easy access to dining room. Spacious master offers ideal retreat with luxurious spa like 5 piece ensuite: designer soaker tub & fully tiled shower. 1,761 sf walkout basement has extra bdrm, 4 piece bath, in-floor heat, wet bar, media & exercise room. Desirable SW location. WA unique panoramic view of the city and a stunning nighttime vista, walk to Calgary French & Int'l School. Quiet cul-de-sac road.**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

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













