



GRASSROOTS

REALTY GROUP

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**8 Coulee Park SW
Calgary, Alberta**

MLS # A2299481



\$1,499,999

| | | | |
|------------------|------------------------------|---------------|-------------------|
| Division: | Cougar Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,261 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 5 | Baths: | 4 full / 2 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|--------------------------------|-------------------|-----|
| Heating: | Boiler, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wet Bar

Inclusions: None

Are you looking for a house like no other, with a unique floor plan? See it to believe it. An extraordinary custom built LUXURY HOME in Calgary's most sought-after neighborhood. Just moments from the prestigious Calgary French International School, premier shopping, and convenient highways, this stunning 5-bedroom, 4-full, 2-half-bath residence spans over 4500 square feet of sun-filled living space. As you enter, a cozy foyer welcomes you into a world of sophistication. The UNIQUE OPEN SPIRAL STAIRCASE stands as a centerpiece, CONNECTING ALL THREE LEVELS IN A FREE FLOWING LAYOUT. Unlike typical basements, this home embraces an open, airy feel, NO CEILING CUTS THE BASEMENT OFF; instead, the basement, VISIBLE FROM THE TOP FLOOR, invites you into a UNIFIED living experience. The main floor dazzles with 2 expansive living areas, perfect for hosting, and a formal living room with a fireplace. The RENOVATED and UPGRADAED chef's kitchen is a dream—granite countertops, mostly BRAND NEW APPLIANCES, 3 BALCONIES in the house expand your living space, perfect for summer gatherings, while the home is bathed in natural light from LARGE WINDOWS. Upstairs, enjoy the convenience of a bedroom-level laundry, complete with a SKYLIGHT, while the secondary bathroom also boasts ANOTHER SKYLIGHT, ensuring brightness at every turn. Upstairs, 4 serene bedrooms await, with two sharing a RENOVATED luxurious spa-like bathroom, each with double vanity sinks. The master suite is a private haven, featuring a fireplace, double-door entry, and a spa-inspired ensuite with a jetted tub, steam shower, and walk-in closet. The home offers ample storage, and central air for comfort year-round. The walkout basement is an entertainer's dream—a cozy living area with a

fireplace, a wine cellar, wet bar, bedroom, and den—perfect for guests. With a large garage, a flex room, and abundant storage, every detail is designed for practicality. Bathed in positivity, with abundant windows, this home is a masterpiece—where openness, elegance, and a warm family vibe come together. You will appreciate the location of this home surrounded by grocery stores like Co-op, No Frills and Save-on foods and only 12 minutes to the Shouldice park. A great convenience of walking distance to the prestigious Calgary French & International School and just minutes to Webber Academy. Upscale living in a family friendly community, your search ends here.....