



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

115 Coulee Way SW
Calgary, Alberta

MLS # A2339895



\$1,778,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,253 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Door Opener, Garage Faces Side, Heated Garage, Insula		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Bac		

Heating:	Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Garden Shed		

Step into a lifestyle of effortless elegance and everyday comfort in this custom-built two-storey home, perfectly set in prestigious Coulee Way offering over 4,900 sq.ft of total living space !! Meticulously maintained by its original owners, every corner of this residence reflects exceptional quality, thoughtfully designed to adapt to the rhythm of a busy, growing family. Perfectly situated just steps from the Calgary French & International School and the natural beauty of the Paskapoo Slopes/Sarcee Park pathway system, your weekends will be filled with outdoor adventure while morning routines stay blissfully simple. When it's time to commute, enjoy quick access to downtown and effortless connections via Stoney Trail and major city routes. From the moment you step onto the rich hand-scraped maple engineered hardwood floors, the home welcomes you with warmth and sophistication. The main level balances productivity and relaxation, featuring a dedicated private office with custom built-ins—ideal for remote work or managing the household. At the heart of the home, the light-filled living room invites cozy family gatherings around the stone-surround gas fireplace. Chef enthusiasts will fall in love with the chef’s kitchen, boasting custom maple cabinetry, granite countertops, double built-in ovens, an electric cooktop, and a brilliant walk-through pantry that makes unloading groceries a breeze. Upstairs, the home serves as a restful sanctuary. Parents can retreat to the primary suite behind double French doors, indulging in a spa-like 5-piece ensuite with a soothing steam shower. Three additional upstairs bedrooms ensure everyone has their own space, complete with a Jack-and-Jill bath and an extra private 4pc ensuite—eliminating morning bathroom queues entirely. The fully developed basement expands your living space even further,

offering a second living room with a gas fireplace, a full wet bar for weekend entertaining, two extra bedrooms, another 4pc bathroom & cozy in-floor heating. Step outside to your sun-drenched south backyard, perfect for summer barbecues and relaxing under the sun. Every practical luxury has been considered to make daily life effortless: an oversized triple garage with in-floor heat for cold winter mornings, dual furnaces, tankless hot water on demand, built-in ceiling speakers, vacuum system and an underground sprinkler system. Impeccable, functional, and fully move-in ready, this isn't just a house—it's the forever home your family has been waiting for.