

**8 Coulee Park SW  
Calgary, Alberta**

**MLS # A2299481**



## \$1,499,999

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

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	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, and a separate SPICE KITCHEN. 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—

cozy living area with a fireplace, a wine cellar, wet bar, bedroom, and den&mdash;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&mdash;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.....