

\$1,180,000 - 13 Coulee Park Sw, Calgary

MLS® #A2225558

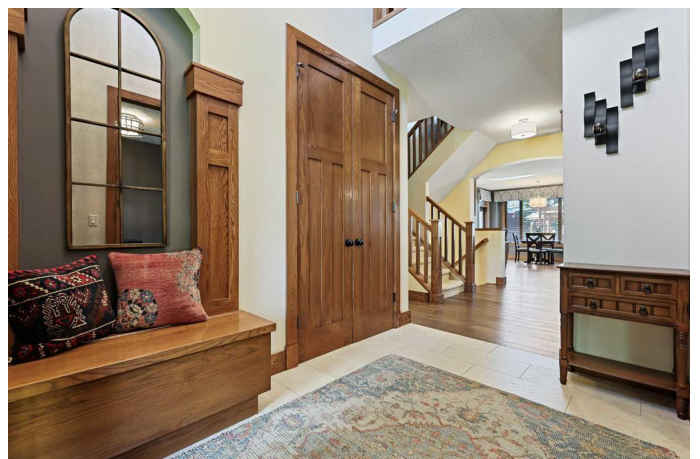
\$1,180,000

4 Bedroom, 4.00 Bathroom, 2,892 sqft

Residential on 0.16 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this beautifully maintained family home, nestled on a quiet street in the highly sought-after community of Cougar Ridge. With undeniable curb appeal and a charming front porch, it's the perfect spot to start your mornings with a peaceful cup of coffee. Inside, rich hardwood floors flow throughout the main level, creating a warm and inviting atmosphere. A formal dining room offers the ideal setting for family gatherings and dinner parties, while a private front den provides a quiet space for a home office or study area. At the heart of the home lies a chef's dream kitchen featuring granite countertops, a gas stove, ample cabinetry, and a central island perfect for prep or casual meals. The kitchen opens to a cozy living room with a gas fireplace and a bright breakfast nook that leads directly to your private backyard—no rear neighbours! Enjoy outdoor living with a manicured lawn, deck, stone patio, and gazebo, ideal for entertaining all summer long. The main level also includes a 2-piece powder room and a convenient laundry/mud room with direct access to the double garage. Upstairs, the bonus room stuns with vaulted ceilings, exposed beams, a stone fireplace, and large windows that flood the space with natural light. The spacious primary bedroom is a true retreat, complete with a 5-piece spa-like ensuite and a large walk-in closet with built-ins. Two additional bedrooms and a 5-piece main bath complete the upper floor. The fully finished basement offers a fourth



bedroom, full bathroom, and a large family room with a wet bar and fireplace. Perfect for those who love to entertain. Located close to schools, parks, shopping, and offering quick access to Stoney Trail—this is the perfect place to call home.

Built in 2003

Essential Information

MLS® #	A2225558
Price	\$1,180,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,892
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Coulee Park Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5J5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Aggregate
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Playground
Lot Description	Gentle Sloping, Rectangular Lot, Gazebo
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.