

**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.....