

\$1,150,000 - 91 Coulee Crescent Sw, Calgary

MLS® #A2258648

\$1,150,000

4 Bedroom, 3.00 Bathroom, 2,345 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

A final opportunity in Cougar Ridge's™ newest luxury enclave, Coulee Park. Crafted by Ledgestone Signature Homes, this brand-new walk-out residence delivers 2,345 sq. ft. above grade with nearly 1,000 sq. ft. down, roughed-in for a Legal Secondary Suite with separate entrances and future-ready for multigenerational living or revenue.

The striking exterior (acrylic stucco, Hardie siding, cultured stone) and exposed-aggregate drive set the tone. Inside, 9-ft painted ceilings, 8-ft doors (main & upper), and wide-plank LVP flow through a thoughtful main floor: a sunlit great room and generous dining area, quiet flex/office, chic powder room, and a custom mudroom with built-in lockers. The chef's™ kitchen pairs Schenk cabinetry with quartz counters, a large island, premium stainless appliances with gas cooktop, and a walk-in pantry.

Upstairs, the owner's™ retreat features a spacious bedroom, walk-in closet with MDF built-ins, and a serene 5-pc ensuite with freestanding tub and double vanity. Three additional bedrooms share a stylish 5-pc bath, while the laundry room (cabinetry, quartz folding surface, utility sink) adds everyday ease.

The walk-out lower level awaits your vision! Planned for a 5th bedroom with walk-in, full bath, full kitchen layout with pantry, and dedicated laundry. Outside, enjoy complete front-to-rear landscaping, a rear deck, and a fully fenced backyard.



Next door to the Calgary French & International School and within minutes of Webber Academy, Rundle College, and Ernest Manning. Shops and dining at West 85th and Aspen Landing are close at hand, with an easy 16-minute commute downtown. Experience Coulee Park living for yourself. Schedule a showing with your favorite luxury Realtor® today!

Built in 2025

Essential Information

MLS® #	A2258648
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,345
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	91 Coulee Crescent Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6B9

Amenities

Parking Spaces	2
Parking	Additional Parking, Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front

of Garages 2

Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Exterior Entry, Unfinished, Walk-Out

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Yard, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Cement Fiber Board, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 19th, 2025

Days on Market 34

Zoning R-G

Listing Details

Listing Office Wahi Realty Inc.

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.