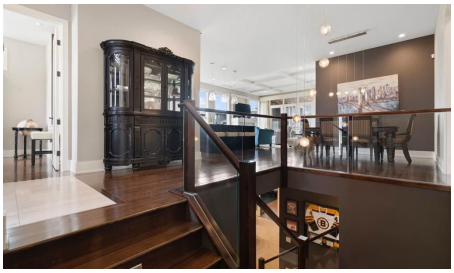
87 Coulee Way SW

Calgary | Active | MLS® A2349335

$1,595,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2011**	**1,972.28 sq. ft.**

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Listed by Real Broker

A closer look

Located in west Calgary’s sought-after Cougar Ridge, approximately 16 minutes from downtown, this established community offers an exceptional balance of natural beauty, outdoor recreation and urban convenience. With mountain views, the Bow River pathway system, WinSport, Westside Recreation Centre and excellent schools nearby, it is a community that makes an active lifestyle easy. Set on one of the neighbourhood’s most desirable lots, this meticulously finished 3,750 sq. ft. EXECUTIVE BUNGALOW offers thoughtful design, refined finishes and beautifully connected indoor-outdoor living. An impressive eight-foot front door opens to a bright interior with 10-foot ceilings, rich mahogany hardwood and HEATED FLOORS THROUGHOUT. Natural light flows easily through the open main floor, where the kitchen is designed for both everyday living and entertaining with full-height cabinetry, a generous GRANITE ISLAND, high-end stainless steel appliances and a discrete BUTLER'S PANTRY behind a distinctive glass door. The adjoining dining and living areas feature coffered beam detailing, a stone surround FIREPLACE WITH MANTLE and elegant lighting. The connection to the outdoors is a defining feature. The COVERED DECK extends the main living space with a privacy wall, remote-controlled screens and skylight, opening to an AGGREGATE PATIO and beautifully maintained yard with UNDERGROUND IRRIGATION. Siding onto a City municipal reserve and backing toward a greenbelt buffer, the setting offers a rare combination of privacy and open green space. The main-floor primary suite is generous and refined, with a beautifully finished ensuite featuring dual vanities, custom tilework and a spacious walk-in closet with custom organizers. A second bedroom and full bathroom with heated floors complete the main level. The oversized double heated garage with in floor heat connects to a well-appointed mudroom and laundry area with built-in lockers, bench seating and EXTENSIVE CABINETRY. Downstairs, heated floors and a 2-WAY FIREPLACE anchor the expansive recreation space, complemented by a WET BAR, wine storage, theatre area and hobby space. Two spacious bedrooms, a full bathroom and dedicated fitness room offer exceptional flexibility for guests, teenagers or extended family. ABUNDANT STORAGE, including a large, immaculately maintained utility and storage area, keeps everyday necessities neatly out of sight. Just steps from trails and nearby views, with easy access to schools, recreation and commuter routes, this is an exceptionally well-finished home in one of west Calgary’s most desirable communities - sophisticated, comfortable and designed for the way people live today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349335
Bedrooms	4
Bathrooms	3
Year Built	2011
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,972.28 sq. ft.
Main Level Finished Area:	1,972.28 sq. ft.
Below Grade Finished Area:	1,778.28 sq. ft.
Acreage:	No
Lot Area:	7,535 sq. ft.
Lot Frontage:	49'1¾"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	7
Year built:	2011 (Age: 15)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	1011024
Heating:	Central, In Floor, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Cougar Ridge (Calgary)
Appliances:	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Ceiling Fan(s), Garage Heater, Patio Screens, Shed
Restrictions:	Utility Right Of Way
Main Floor	Bedroom · 12'1" × 11'1" ·
Main Floor	Dining Room · 13'10" × 12'4" ·
Main Floor	Foyer · 9'1" × 7' ·
Main Floor	Kitchen · 21'2" × 12'11" ·
Main Floor	Laundry · 10'8" × 8'11" ·

Main Floor	Living Room · 17'2" × 14'6" ·
Main Floor	Office · 14'11" × 12' ·
Main Floor	Bedroom - Primary · 18'11" × 13' ·
Main Floor	Walk-In Closet · 9' × 7'7" ·
Basement	Bedroom · 11'9" × 10'6" ·
Basement	Bedroom · 14'6" × 12'7" ·
Basement	Exercise Room · 19'9" × 12'11" ·
Basement	Game Room · 34'8" × 24'2" ·
Basement	Furnace/Utility Room · 25'4" × 15'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters, No Smoking Home, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Other
Patio And Porch Features:	Deck, Screened, See Remarks
Lot Features:	Corner Lot, Greenbelt, Landscaped, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/87-coulee-way-sw-calgary-a2349335/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.