

\$775,000 - 728 Coach Bluff Crescent Sw, Calgary

MLS® #A2077636

\$775,000

3 Bedroom, 3.00 Bathroom, 2,086 sqft

Residential on 0.10 Acres

Coach Hill, Calgary, Alberta

A stunning 3-bedroom total 3000+ sq. foot home uniquely placed on a quiet mature street in the sought after community of Coach Hill. South facing back yard! Your dream home boasts 2 ½ baths, 2 living rooms, 3 finished levels, open style vault floor plan, a media room, den, large master bedroom and ensuite. A generous amount of sunlight radiates into the home from the afternoon sun or perhaps just sit quietly in the upper loft/library area overlooking your step-down living room. It's calming! Separate dining area, maple scarlet hardwood floors and kitchen cabinetry are stunning features not to be overlooked. Invite your friends over for drinks around your wood burning fireplace or sit in your relaxing hot tub in your serene backyard after a hard day's work. The commute downtown is less than 20 minutes with the C-Train station only 5 minutes from your doorstep. Wow! Newer carpets (2016), paint, roof (2015 - 50 year shingles), 2 new furnaces and new air conditioner (2023), new laminate floors on upper level (2023) some newer windows and rods and drapes. Mature trees, quiet street & a tot-lot close by are additional features as well. A tot lot is just steps away from your front door for those active children with loads of amenities within a quick 3-minute drive. Tons of storage place as well in the basement. No many listings come up in this area so book your private showing with the listing realtor. Home is immaculately taken care of. Downstairs has roughed in plumbing and



CAD5 wiring for those who are looking to set up a home office.

Built in 1979

Essential Information

MLS® #	A2077636
Price	\$775,000
Sold Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,086
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	728 Coach Bluff Crescent Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1A8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Standard, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Level, Standard Shaped Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 15th, 2023
Date Sold	February 28th, 2024
Days on Market	74
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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