

\$925,000 - 28 Coach Ridge Bay Sw, Calgary

MLS® #A2089749

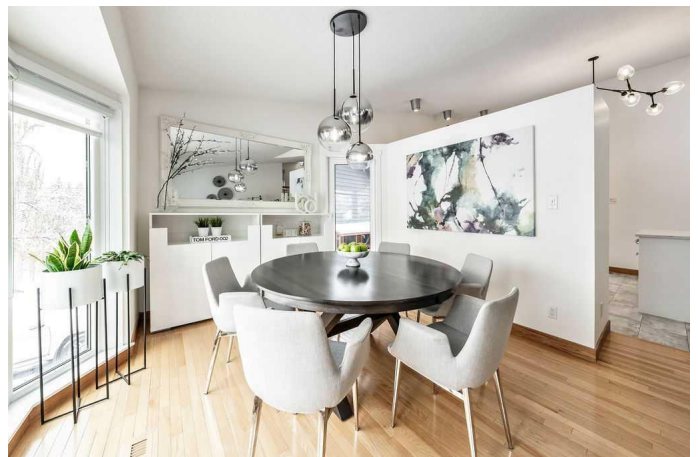
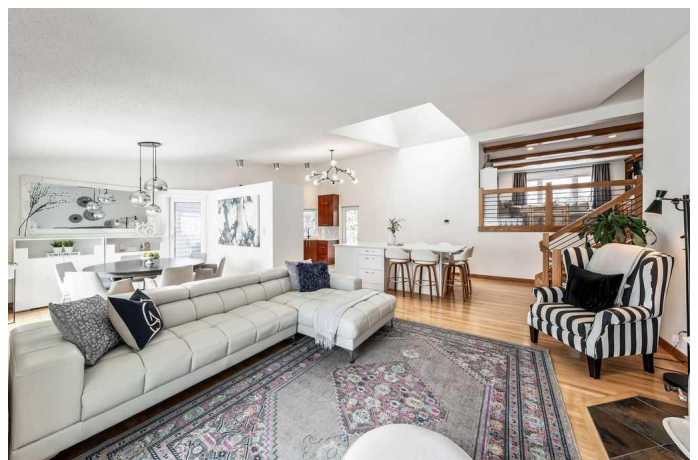
\$925,000

3 Bedroom, 3.00 Bathroom, 1,960 sqft

Residential on 0.15 Acres

Coach Hill, Calgary, Alberta

**** OPEN HOUSE, SATURDAY OCT 28 FROM 1-3PM **** Nestled on a serene cul-de-sac this distinguished & **FULLY RENOVATED** home occupies an oversized, meticulously landscaped lot. Every detail of the outdoor space has been thoughtfully designed to create a private oasis including three separate entertaining/sitting areas, kids playground and brand new hot tub. Stepping inside, the property unveils a series of stylish, sunlit living spaces, adorned with premium finishes and an abundance of natural light. Enjoy the open concept living on your main floor with a stunning and spacious kitchen with updated appliances, heated floors, quartz countertops, oversized island with tons of storage and more. This is a true turn key residence with a few noteworthy features including: All new vinyl windows, upgraded electrical panel, central AC, new hot tub, on demand hot water, high efficiency furnace, built-in closets in all bedrooms & hallway. The main level boasts two bedrooms including the primary with sliding doors to your back deck and hot tub area. The main floor bathroom is a testament to modern luxury, boasting a double steam shower unit, custom vanity with double thick quartz, built-in storage and in-floor heat. The upper level is a perfect retreat for the family with a den/office area, large family room and your 3rd bedroom and updated 4 piece bathroom. The fully developed basement has a spacious open area for another bedroom, gym or third recreation space. The third bay in



the garage is currently used for storage (could be a mud room, or converted back to a 3rd garage bay). Enjoy the utmost privacy as you are fronting onto a greenspace and surrounded by walking paths. Ask your Realtor for a full list of upgrades & more backyard photos.

Built in 1979

Essential Information

MLS® #	A2089749
Price	\$925,000
Sold Price	\$915,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,960
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	28 Coach Ridge Bay Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1H8

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front, Insulated, Oversized, See Remarks

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Steam Room, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Yard Lights, Treed, Views
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 1st, 2023
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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