

\$525,000 - 22, 6841 Coach Hill Road Sw, Calgary

MLS® #A2092165

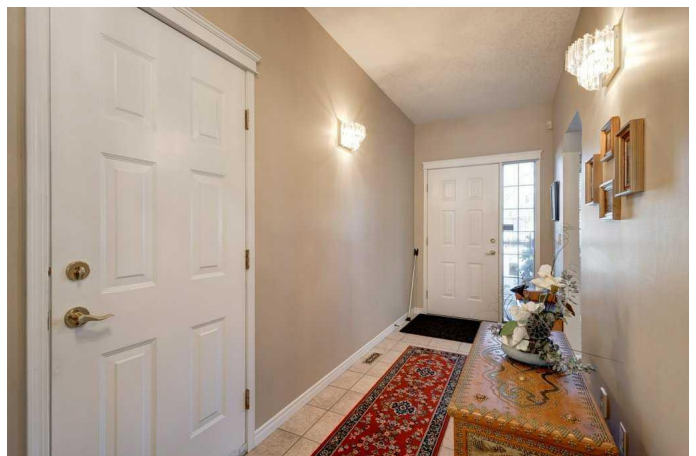
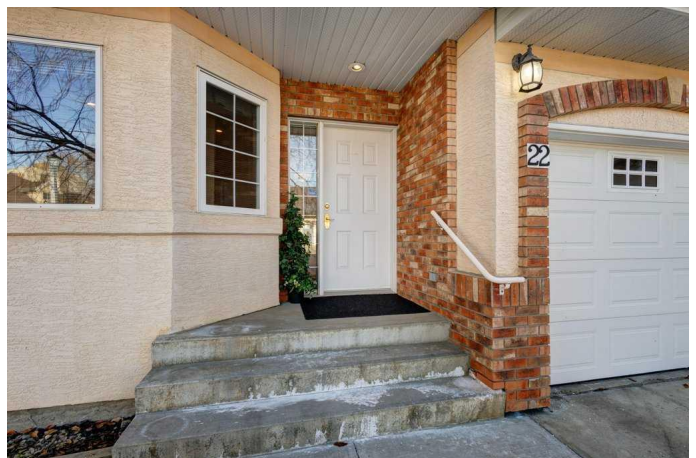
\$525,000

3 Bedroom, 3.00 Bathroom, 1,198 sqft

Residential on 0.14 Acres

Coach Hill, Calgary, Alberta

If you've been waiting for the perfect villa to come on the market, you're in luck! Here are some of the bonuses to this unit, that the current owner loves about the home: This villa is unique on the property as it is offset with the next door neighbour, because of the curve of the road and it means this unit has a larger driveway than most and you only share the wall where the garage is attached to the neighbour's house! The front faces north so the sun shines in the back and sides all day as it moves across the sky in the south sky, winter and summer! The home has large rooms, 9 foot ceilings on the main floor and it offers so much storage and closet space! The walk-in closet in the bedroom is a very good size, the linen closet in the laundry room is bigger than in most homes, there is a storage bench in the bay window in the bedroom and downstairs in the utility room, which also a good size for storage, there are 2 closets built for out of season clothes as well as the good sized closets in the two lower level bedrooms. The utility room and the garage both have extra shelves built in and the kitchen has a large pantry cupboard as well as lots of cupboard space up and down! Another wonderful feature of this home is an awning for the back deck that is electric and it even pulls back if it's too windy. You'll also love the convenience of a gas outlet on the deck for your bbq. Pets are easy here, the board needs to be advised ahead if you have pets but lots of your neighbours have them too. The



location can't be beat, Stoney Trail has an exit now for Coach Hill Rd, you're close to shopping, bus routes, and every amenity you can think of is in the area. There are only 30 units in this little complex so access in and out is quick. The villa itself is beautifully kept and the decor is neutral so it will go with any colour scheme. It won't take you long to feel right at home in this welcoming home. The current owner, is the original owner and there is a complete history of repairs, updates and work that's been done over the years, that will be left for the new family. Cozy up to the fireplaces (one up and one down) and watch the snow fall from a warm and comfy living room in winter. In the summer, mix up a batch of cocktails and sit out on your deck to catch some rays while you bbq some steaks for dinner. There's plenty of room for company to visit, so you can feel relaxed about having friends and family over for holiday dinners in your dining room or to watch the game on tv in your living room or the huge family room downstairs. Overnight guests will love the space downstairs and their own full bathroom. The double attached garage and 2 parking spaces in the driveway give lots of space for your company to park AND there are visitor parking spots right around the corner (or cut across the backyard for a shorter walk).

Built in 1997

Essential Information

MLS® #	A2092165
Price	\$525,000
Sold Price	\$555,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,198

Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Sold

Community Information

Address	22, 6841 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3T9

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s)
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle

Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	November 10th, 2023
Days on Market	2
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.