

\$699,000 - 30, 6841 Coach Hill Road Sw, Calgary

MLS® #A2106359

\$699,000

3 Bedroom, 3.00 Bathroom, 1,499 sqft

Residential on 0.17 Acres

Coach Hill, Calgary, Alberta

Coach Hill welcomes you to Coulee Ridge where Villa style living is waiting for an its new owner. Enter into 11 ft. vaulted ceilings, large windows bringing in loads of light and spacious living at its finest. This almost 2900ft²+ 3 bedroom, 2up home is complete & move in ready with hardwood floors, carpet and tile which cover the main living areas through out in an open concept style floor plan. The large kitchen has crisp white cabinetry, ample cupboard and counter space., a center island and a breakfast bar with additional counter space for meal preparation and casual dining. Enjoy morning breakfasts in the" breakfast" nook that is loaded with large windows and a separate man door to the deck. Family dinners in the dining area make family get togethers easy when there is space to enjoy. The French doors lead out to your back yard to enjoy a quiet morning coffee or a glass of wine at the end of the day. Living room has a gas fireplace perfect for Calgary Winters and movie night. The primary suite is large with a bright bay window, frosted French doors, a 3 piece en-suite with an accessible shower and walk in closet which is set up with organizers. Finishing up this level is another bedroom a convenient main floor laundry room as well a 2-piece bathroom. The finished basement includes a family room with 2nd corner gas fireplace, a third bedroom, and a 4-piece bathroom, providing additional living space and potential for various uses & could be great for out of town guests or whatever you



envision. There is a huge storage room and an additional finished room. This home is tucked into a quiet corner of Coulee Ridge being across the street from a green space with skating area, baseball diamonds and active lifestyle pedestrians. Close to so many schools, shopping and quick access to the mountains. A home like this wont last long so come and take a look at what Villa living looks like.

Built in 1997

Essential Information

MLS® #	A2106359
Price	\$699,000
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,499
Acres	0.17
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	30, 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
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Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Irregular Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 10th, 2024
Date Sold	March 30th, 2024
Days on Market	49
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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