

\$1,088,000 - 123 Coach Light Bay Sw, Calgary

MLS® #A2117103

\$1,088,000

7 Bedroom, 5.00 Bathroom, 3,050 sqft

Residential on 0.27 Acres

Coach Hill, Calgary, Alberta

Coach Manor Estates! A ¼ acre pie shaped lot! 6 bedrooms above grade plus a 1 bedroom nanny retreat in the basement! This 3050sf home would be perfect for a multi generational family as there is a 3 bedroom, 1 bath, plus large bonus room over the triple garage which is separated from the main living and bedroom areas for extra privacy. The basement features a family room with a gas fireplace, built-in books cases, dining room, kitchenette, bedroom with large windows and a 3-piece ensuite bath. The main floor offers very large rooms including two dining areas and a den/office. The oversized triple garage features a 4th overhead door allowing drive-through access to the large backyard. Perfect to easily store a boat, trailer, or extra vehicle. This exclusive community was built by Makoi Homes and each home was designed specifically for each lot. The concrete roof is in excellent condition and has recently been inspected by a roofing company. There are two high efficiency furnaces, one just replaced in February. The 54'™ long driveway allows ample off-street parking and also creates an estate style arrival to the home. This is a one-of-a-kind home is awaiting your personal renovation ideas with over 4000sf of developed space.

Built in 1984

Essential Information



MLS® #	A2117103
Price	\$1,088,000
Sold Price	\$1,113,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,050
Acres	0.27
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	123 Coach Light Bay Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1Z8

Amenities

Parking Spaces	8
Parking	Additional Parking, Drive Through, Driveway, Garage Door Opener, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Skylight(s), Sump Pump(s)
Appliances	Bar Fridge, Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Mixed

Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, No Neighbours Behind, Landscaped, Many Trees, Pie Shaped Lot, Treed
Roof	Concrete
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 26th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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