

\$1,199,000 - 5638 Coach Hill Road Sw, Calgary

MLS® #A2118591

\$1,199,000

5 Bedroom, 4.00 Bathroom, 2,368 sqft

Residential on 0.11 Acres

Patterson, Calgary, Alberta

Huge price adjustment! A Spectacular & RARE find! This well maintained unique Lofted Bungalow home offers the hydronic radiant heating system through the house and in-floor heating in basement which is much more comfortable than forced air from a furnace. It located on a private CUL-DE-SAC & BACKING ONTO RAVINE with an inviting open-concept layout. Main floor, with SOARING VAULTED CEILINGS, an abundance of windows floods the elegant open-concept remodelling Chef's kitchen, formal dining room & living space with light. The spacious master bedroom w/ 5 pc ensuite and the guest bedroom, a full main floor bathroom conveniently located on the main floor, providing effortless single-level living. The maintenance-free deck just off the living room, with spectacular UNOBSTRUCTED VIEWS of the CITY from Nose Hill to downtown. Ascend the staircase leading to bonus loft and another master bedroom. The loft room has skylights & custom built-in desk & bookshelves, ideal for a home office or lounge area. The huge master bedroom with an 5 piece ensuite, skylights, walk-in closet and balcony with Ravine view! IN-FLOOR HEATING WALK OUT BASEMENT is developed with a massive family room complimented with the fireplace and bar, two bedrooms. \$180,000 was spent on recent update, it includes new roof with highest rating, kitchen remodelling, quality refinishing on hardwood floor, stair and railing, new



carpet, new light fixtures, new quartz counter and cabinets, new painting on ceiling/wall and new NTI high efficiency boiler combination system. This quiet "no through traffic" location is conveniently close to downtown and 10 min walk to Edworthy Park, 5 min drive to Westside. Call to book your private showing!

Built in 1998

Essential Information

MLS® #	A2118591
Price	\$1,199,000
Sold Price	\$1,178,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,368
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5638 Coach Hill Road Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, High Ceilings, No Animal
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	Home, No Smoking Home
	Separate Entrance, Vaulted Ce
Appliances	Dishwasher, Dryer, Gas St
	Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out



Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	June 1st, 2024
Days on Market	51
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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