

\$999,900 - 324 Coach Grove Place Sw, Calgary

MLS® #A2121292

\$999,900

4 Bedroom, 4.00 Bathroom, 2,516 sqft

Residential on 0.18 Acres

Coach Hill, Calgary, Alberta

Welcome to 324 Coach Grove Place, located on a quiet cul-de-sac in the exclusive community of Coach Manor Estates. This beautifully maintained home is situated in a private tree lined pie shaped lot and is the perfect place to call home. As you step into the front entry you immediately notice the soaring vaulted ceiling, beautiful maple hardwood floors and custom curved staircase which gives it the perfect first impression and offers a glimpse into the space, character & detail this estate home has to offer. This home was built for entertaining with a floorplan that flows perfectly to do just that. The kitchen truly is the heart of the home, and this extensively renovated one features plenty of space to entertain, with a custom-built island, tons of storage, as well as a breakfast nook which overlooks the beautiful and private tree lined yard. Enjoy a cozy night by the fireplace in the adjacent family room or enjoy catching up with friends in the front living room after having enjoyed dinner in your formal dining room. A few steps away enjoy an additional custom built in pantry, main floor laundry as well as a powder room. This home features 4 total bedrooms with 3 up including a true primary suite with recently renovated spa like 5 pc ensuite, walk-in closet and an additional spacious flex room which has plenty of options for use. The lower level is fully finished with an additional bedroom, renovated bath, workshop, a large rec room, wet bar, and tons of additional storage. Enjoy all of



Calgary's beautiful summer nights in your private oasis yard which comes complete with a large deck, barbecue area and greenspace in the back and a flex area along the side. Plus, there is an additional private front porch to catch those beautiful west sunsets. This home has been well cared for and shows pride of ownership, curb appeal and is a special place to call home with an amazing community and neighbours. Coach Manor Estates is a small enclave of custom estate homes on stunning lots that are meticulously maintained with an abundance of mature tree development throughout. A great location just 15 minutes to downtown, near Edworthy Park, C.O.P & Westside Rec Centre. Great restaurants and shopping close by and the surrounding area are home to many of Alberta's top rated public & private schools! This is a plant your roots and raise your family type home and it will not last long!

Built in 1983

Essential Information

MLS® #	A2121292
Price	\$999,900
Sold Price	\$1,225,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,516
Acres	0.18
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	324 Coach Grove Place Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1J3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Level, Many Trees, Pie Shaped Lot, Private, Treed
Roof	Cedar Shake
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	April 29th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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