

\$1,050,000 - 216 Coach Light Bay Sw, Calgary

MLS® #A2130603

\$1,050,000

4 Bedroom, 5.00 Bathroom, 2,664 sqft

Residential on 0.28 Acres

Coach Hill, Calgary, Alberta

Welcome to 216 Coach Light Bay, a masterpiece nestled in the prestigious Coach Manor Estates. With many breathtaking views of Nose Hill and downtown Calgary, this McCoy Brothers built home has 3797 square feet of meticulously maintained living space over all levels. It boasts numerous upgrades including: fresh paint; custom built-ins; and almost every window replaced with triple pane glazed windows. Step inside to discover a grand slate tiled foyer adorned with a dazzling chandelier, a nearby powder room and entrance to a spacious double attached garage with ample storage. The main level features a soaring vaulted ceiling, a wood-burning fireplace and cozy living space. The living room seamlessly flows into a formal dining space, ideal for hosting gatherings. Hardwood floors lead to a gourmet kitchen, complete with stainless steel appliances, granite countertops, a breakfast eating bar. The kitchen ash wood cabinetry, a signature of the McCoy brothers design, is seen throughout the house. Adjacent to the kitchen, a cozy seating area with another fireplace overlooks the lush backyard through 6, floor to ceiling windows. An eating nook just beside the seating area opens to a new vinyl deck with post lights, perfect for enjoying the outdoors. Completing this level are a versatile den with custom built-in desks with a sliding patio door to the large vinyl deck plus a laundry room and third powder room. The powder room has water available for the possibility of an added



shower. Upstairs, an additional bonus room and a 4-piece bathroom accompany two sizeable bedrooms, all with vaulted ceilings, offer ample space for a kid's wing. The third level boasts a loft open to the main floor, and entrance to a luxurious primary bedroom. The primary bedroom is the perfect place to relax with a 6 piece spa-like ensuite, complete with a jetted tub, dual vanities and a walk-in closet. The spacious walk-in closet comes well equipped with built-ins and a convenient laundry chute. The fully finished walkout basement features a kitchenette, family room, additional bedroom, and a 4-piece bathroom, ideal for hosting guests. Meticulously maintained the house offers further recent updates: an updated electrical panel that allows for a 220V hookup in the garage for an electric vehicle, serviced AC units and furnaces, and a recently inspected concrete tiled roof. Situated on a generous pie-shaped lot with mature trees, the property offers four separate patio and seating areas. The beautiful landscaped backyard offers a full sprinkler/drip system. Enjoy the convenience of living minutes away from downtown, shopping, transportation, and scenic walking trails. With pride of ownership evident throughout, this unique home seamlessly blends entertainment and relaxation. Don't miss the opportunity to experience its thoughtful design and exceptional value firsthand.

Built in 1984

Essential Information

MLS® #	A2130603
Price	\$1,050,000
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	5.00

Full Baths	3
Half Baths	2
Square Footage	2,664
Acres	0.28
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	216 Coach Light Bay Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Y9

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Trash Compactor, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Kitchen, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Yard
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Lot Description	Back Yard, Cul-De-Sac, Front Yard, No Neighbours Behind, Many Trees, Street Lighting, Underground Sprinklers, Pie Shaped Lot, Views
Roof	Concrete
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 11th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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