

\$975,000 - 115 Coach Light Bay Sw, Calgary

MLS® #A2141435

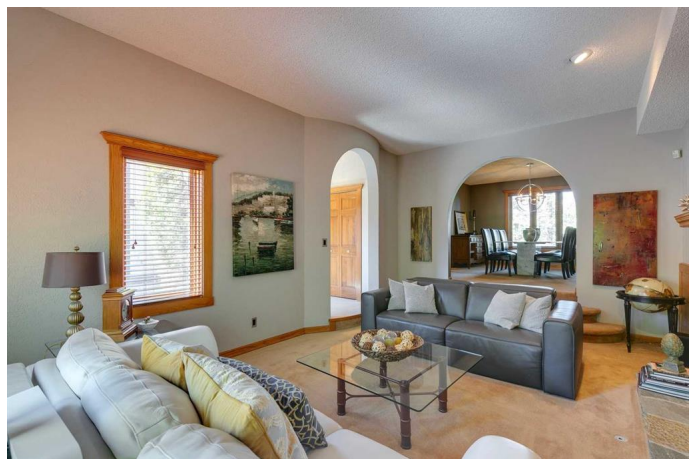
\$975,000

3 Bedroom, 3.00 Bathroom, 2,767 sqft

Residential on 0.19 Acres

Coach Hill, Calgary, Alberta

Coach Hill - 115 Coach Light Bay SW:
Situated on a cul-de-sac location in sought-after Coach Manor Estates, this fully developed 2-storey home features 2,767 sq ft, 3 bedrooms, 2.5 bathrooms, and a double attached garage. The spacious main floor features a central kitchen with ample counter space, granite countertops, Terrazzo flooring, a brick wall pizza oven, and stainless steel appliances including an induction cooktop, hood fan, Miele wall oven, refrigerator, and Asko dishwasher. The formal dining room is adjacent to the kitchen leading to the sunken living with a wood-burning fireplace. You will also find a sunken family room with a stunning stone-faced wood-burning fireplace, wet bar, and French doors providing access to the large, backyard deck. The upper level features a large primary bedroom with a walk-in closet, a dramatic, round 4 pc ensuite with double sinks, and a curved, tiled glass shower. There are 2 additional bedrooms with walk-in closets and a 5 pce main bath with double sinks. One bedroom has a den area and steps down to a bonus room currently used as a gym. The basement has a walk-up entry to the backyard from the rec room, flex area, storage room, and laundry area with a folding counter, sink, and cabinets. Enjoy the private, pie lot with a large two-tiered back deck and plenty of mature trees, a private courtyard area in the front, and a large driveway with plenty of parking for numerous cars. Located in the popular community of Coach Hill near many



amenities, a short commute to downtown, and quick access to the newly extended ring road/Stoney Trail. Call for more info!

Built in 1985

Essential Information

MLS® #	A2141435
Price	\$975,000
Sold Price	\$948,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,767
Acres	0.19
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	115 Coach Light Bay Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Z8

Amenities

Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Separate Entrance, Storage, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Range Hood, Refrigerator, Washer,

	Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Underground Sprinklers, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	June 25th, 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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