

# \$650,888 - 43 Coach Side Terrace Sw, Calgary

MLS® #A2157777

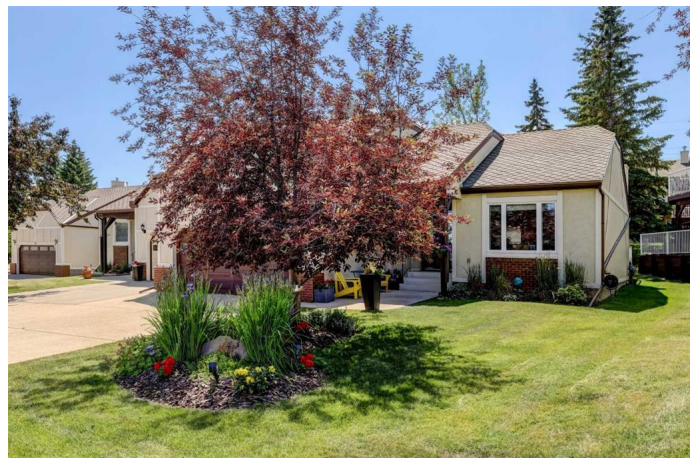
**\$650,888**

3 Bedroom, 2.00 Bathroom, 1,245 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

NOTE: THIS IS NOT A SHOW HOME; IT IS NOT STAGED; IT JUST LOOKS AND FEELS THAT WAY. IT IS INDEED OWNER OCCUPIED. IT IS JUST SENSATIONALLY RENOVATED. ABSOLUTELY STUNNING MODERN (50+ ) ADULTS ONLY FAMILY HOME IN THE VERY SOUGHT AFTER HORIZON VILLAGE OF COACH HILL. ONE OF THE MOST MAGNIFICENT KITCHENS YOU WILL EVER SEE. This home just Oooozes Quality. Huge granite counter & breakfast bar, ceramic tile back splsh an incredible amount of cupboards including EUROPEAN STYLE DEEP POT DRAWER type. Mostly with soft close feature. Don't Miss the Fabulously Unique Fold out corner cupboard Unit, better than a "Lazy Susan". Built in Pull out Trash can. High quality gas stove with Double Oven. 3-door Fridge, Built-in Microwave Hoodfan. Dual Wine Rack for the Wine Connoisseur. Laminate engineered flooring. Huge Living room and dining room. Door from Dining Room to Large Sunny South Facing Deck. Deck features Very Expensive Trex Flooring and Aluminum Railings. Main floor Stacked Front Load Laundry beside the Kitchen. Primary/Master Bedroom features a Private walk-thru Closet & 2-pce ensuite with a pocket door. The other main Floor bedroom being used as a HOME OFFICE. The fully Finished Basement features a Huge Recreation Room with a Corner Wood Burning fireplace with gas Starter. A lovely bedroom; a cute Bathroom with jetted bathtub, a den and



lots of storage/utility room. Enjoy also the Newer Windows; Shingles; Lennox Furnace; Rheem Hotwater Tank & General Air Humidifier. Located in a very quiet location even The Clubhouse is across from this home. Thoughn in a very mature neighbourhood this home is Located close to other High end Newer Residential Neighbourhoods Like Wentworth and West Springs. Many schools in the area including the Calgary French & International School. This Location is within easy access Via Old Banff Coach Rd to Calgary Ring Road (Stoney Trail) Bow Trail Sarcee Trail and Trans Canada Highway. Shopping also nearby.

Built in 1988

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2157777      |
| Price          | \$650,888     |
| Sold Price     | \$660,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,245         |
| Acres          | 0.00          |
| Year Built     | 1988          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Sold          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 43 Coach Side Terrace Sw |
| Subdivision | Coach Hill               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |

Postal Code T3H 2T3

## Amenities

Amenities Clubhouse

Parking Spaces 6

Parking Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated Garage, Multiple Driveways, Paved

## Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Gas Starter, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features None

Lot Description Paved, Secluded

Roof Shake

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 14th, 2024

Date Sold August 24th, 2024

Days on Market 10

Zoning DC (pre 1P2007)

HOA Fees 0.00

## Listing Details

Listing Office RE/MAX Real Estate (Central)

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