

# \$1,195,000 - 123 Coach Light Bay Sw, Calgary

MLS® #A2163049

**\$1,195,000**

7 Bedroom, 5.00 Bathroom, 3,184 sqft

Residential on 0.27 Acres

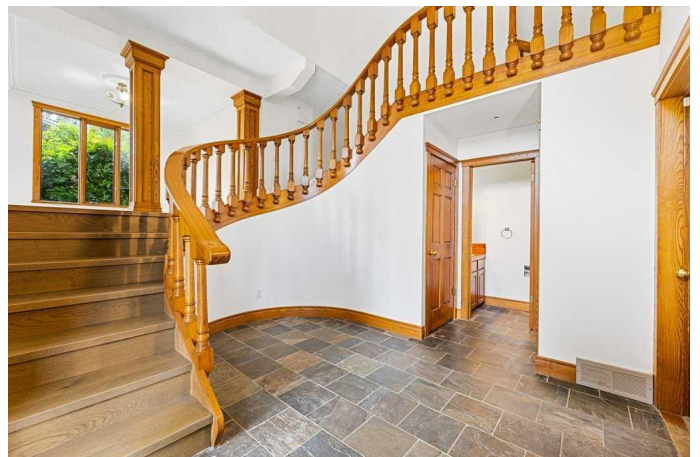
Coach Hill, Calgary, Alberta

Welcome to luxury living in the prestigious Coach Manor Estates! This one-of-a-kind home, set on an expansive pie-shaped lot spanning over a quarter acre, offers unparalleled privacy and tranquility in a highly coveted cul-de-sac location.

Boasting over 4100sqft of living space including a fully finished basement and central AC, this home features 6 generously sized bedrooms above grade and a separate 1-bedroom + ensuite nanny retreat in the basement—ideal for extended family or guests.

As you approach the property, you'll be captivated by its grand curb appeal and the abundance of exterior parking, including a 54-foot-long driveway perfect for RV or boat parking. The estate-style arrival sets the tone for the unique floor plan that awaits inside. Step into the bright and welcoming foyer, where you'll find a convenient 2-piece bathroom and access to the oversized, insulated triple garage. The garage is a car enthusiast's dream, featuring a fourth overhead door that provides drive-through access to the expansive backyard.

The second level offers a bright living room with a cozy fireplace, a formal dining area perfect for entertaining, a private office, and a family room with bay windows and another fireplace. The gourmet kitchen is a chef's delight, offering direct access to your private backyard oasis, complete with a large deck, mature trees, and a patio that creates a



serene retreat.

On the third level, you'll discover a versatile bonus room with vaulted ceilings, three spacious bedrooms, and a 4-piece bathroom with convenient laundry facilities. The fourth level is home to the primary suite, featuring a private 4-piece ensuite, two additional bedrooms, and a 3-piece guest bathroom. The fully finished basement is designed for entertainment and relaxation, featuring a family room/media theatre with a gas fireplace and built-in bookcases, a wet bar, and a generously sized bedroom with large windows and a 3-piece ensuite.

Built by the renowned Makoi Homes, this residence stands as a testament to custom design, with each home in this exclusive community crafted uniquely for its lot. The home's concrete roof is in excellent condition, recently inspected by a roofing company, ensuring long-lasting durability. Modern upgrades include two high-efficiency furnaces—one replaced in February—and brand-new flooring and paint, completed in September.

This exceptional property offers a rare opportunity to own a custom-designed estate in one of the most sought-after communities in the area. Don't miss your chance to experience the perfect blend of luxury, comfort, and exclusivity that this home provides.

Built in 1984

**Essential Information**

MLS® #	A2163049
Price	\$1,195,000
Sold Price	\$1,195,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	3,184
Acres	0.27
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

### Community Information

Address	123 Coach Light Bay Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Z8

### Amenities

Parking Spaces	8
Parking	Additional Parking, Asphalt, Driveway, Drive Through, Front Drive, Garage Faces Front, Insulated, Oversized, Parking Pad, Triple Garage Attached

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Sump Pump(s), Wet Bar, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Trash Compactor, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Glass Doors, Living Room, Mantle, Mixed, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, No

Neighbours Behind, Pie Shaped Lot, Private, Treed

Roof	Concrete
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 12th, 2024
Date Sold	November 9th, 2024
Days on Market	57
Zoning	R-C1
HOA Fees	0.00

### **Listing Details**

Listing Office	eXp Realty
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