



728 Coach Bluff Crescent Calgary Alberta

\$775,000

A stunning 3-bedroom total 3000+ sq. foot home uniquely placed on a quiet mature street in the sought after community of Coach Hill. South facing back yard! Your dream home boasts 2 1/2 baths, 2 living rooms, 3 finished levels, open style vault floor plan, a media room, den, large master bedroom and ensuite. A generous amount of sunlight radiates into the home from the afternoon sun or perhaps just sit quietly in the upper loft/library area overlooking your step-down living room. It's calming! Separate dining area, maple scarlet hardwood floors and kitchen cabinetry are stunning features not to be overlooked. Invite your friends over for drinks around your wood burning fireplace or sit in your relaxing hot tub in your serene backyard after a hard day's work. The commute downtown is less than 20 minutes with the C-Train station only 5 minutes from your doorstep. Wow! Newer carpets (2016), paint, roof (2015), 2 new furnaces and new air conditioner (2023), new laminate floors on upper level (2023) some newer windows and rods and drapes. Mature trees, quiet street & a tot-lot close by are additional features as well. A tot lot is just steps away from your front door for those active children with loads of amenities within a quick 3-minute drive. Tons of storage place as well in the basement. No many listings come up in this area so book your private showing with the listing realtor. Home is immaculately taken care of. Downstairs has roughed in plumbing and CAD5 wiring for those who are looking to set up a home office. (id:6769)

4pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Family room 3.05 M x 5.94 M
Recreational, Games room 2.36 M x 3.23 M
Storage 3.20 M x 8.31 M
Kitchen 3.12 M x 3.86 M
Breakfast 1.68 M x 2.29 M
Living room 3.66 M x 5.18 M

Dining room 3.66 M x 3.84 M
Living room 3.45 M x 5.33 M
Laundry room 1.65 M x 1.83 M
2pc Bathroom Measurements not available
Primary Bedroom 3.66 M x 5.33 M
Bedroom 3.20 M x 3.35 M
Bedroom 3.33 M x 3.51 M
Loft 3.66 M x 3.76 M

Listing Presented By:



Originally Listed by:
REAL ESTATE PROFESSIONALS
INC.

<http://www.urquhartrealestate.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net