



4 Coach Ridge Close Calgary Alberta

\$869,000

Discover 4 Coach Ridge Close SW; A beautifully renovated home on a large corner lot, perfectly situated across from a park on a court quiet. Here are 5 things we LOVE about this home (and we're sure you will too):

1. A MATURE, FAMILY-FRIENDLY COMMUNITY: Coach Hill is one of Calgary's most beloved Westside neighbourhoods. Residents enjoy wide, tree-lined streets, numerous parks and playgrounds and a variety of housing styles to suit every lifestyle and budget. Commuting Downtown or heading to the mountains is a breeze with quick access to the Stoney Trail Ring Road, Bow Trail, Sarcee Trail, and Old Banff Coach Road as well as the 69th Street SW LRT station. You're nearly surrounded by amenities, from the restaurants, shopping, and professional services along 85th Street to Strathcona Square and Cougar Ridge Plaza. 2. ROOM TO LIVE + GROW: With over 2,200 sq. ft. of living space, 4 bedrooms, 3.5 bathrooms, 2 living areas, and an incredible backyard, this is truly a full-size home! From the moment you step inside, you'll notice the perfectly proportioned rooms that easily accommodate your furnishings and are filled with natural light all day long. At the heart of the home is the beautifully updated kitchen, featuring a stainless steel appliance package, granite counters, undermount lighting, and plenty of work and storage space. It opens seamlessly to the family room, making it perfect for both everyday living and entertaining. In the warmer months, the two-tier deck and backyard become a natural extension of your living space. Upstairs, the primary suite offers an updated 3-piece ensuite, a walk-in closet, and a secondary closet, while two additional bedrooms share an updated 4-piece bathroom. The basement provides a private guest suite or a perfect teenage retreat with its own 4-piece ensuite, storage and access to the oversized attached double garage. 3. THAT MAIN F...

Bedroom 17.83 Ft x 12.67 Ft

4pc Bathroom 5.83 Ft x 6.83 Ft

Furnace 5.83 Ft x 17.50 Ft

Kitchen 9.75 Ft x 15.00 Ft

Living room 18.17 Ft x 13.25 Ft

Dining room 9.67 Ft x 11.50 Ft

2pc Bathroom 6.00 Ft x 4.08 Ft

Primary Bedroom 14.92 Ft x 11.83 Ft

3pc Bathroom 6.92 Ft x 11.42 Ft

Bedroom 9.75 Ft x 10.08 Ft

Bedroom 9.75 Ft x 11.75 Ft

4pc Bathroom 4.92 Ft x 7.08 Ft

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Listing Presented By:



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