



# 123 Coach Light Bay Calgary Alberta

\$1,229,900

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...

Family room 16.75 Ft x 17.33 Ft

Kitchen 14.08 Ft x 9.83 Ft

Living room 28.25 Ft x 15.50 Ft

Office 9.25 Ft x 11.33 Ft

4pc Bathroom 10.50 Ft x 7.83 Ft

Bedroom 10.50 Ft x 12.25 Ft

4pc Bathroom 9.33 Ft x 11.67 Ft

Bedroom 10.50 Ft x 15.08 Ft

Bedroom 8.92 Ft x 115.00 Ft

Primary Bedroom 16.50 Ft x 12.42 Ft

3pc Bathroom 6.00 Ft x 8.75 Ft

Bedroom 16.33 Ft x 16.42 Ft

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Listing Presented By:



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## RE/MAX Realty Professionals

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Bedroom 10.42 Ft x 12.00 Ft

Bedroom 10.50 Ft x 11.42 Ft

Bonus Room 14.17 Ft x 22.17 Ft

3pc Bathroom 4.92 Ft x 8.00 Ft

Recreational, Games room 19.83 Ft x 15.00 Ft

Media 17.42 Ft x 13.75 Ft

Furnace 5.67 Ft x 4.67 Ft