



## 34 Coach Ridge Point Calgary Alberta

\$1,275,000

The Best of Both Worlds -- Newer Home in Established Coach Hill Community Discover the rare opportunity to own a nearly new home (less than 5 years old) in the exclusive enclave of Coach Ridge, within the established community of Coach Hill. Offering approximately 3,500 sq.ft. of developed living space, this 4-bedroom, 4-bathroom home blends modern finishes with a family-friendly design, all with excellent access to schools, shops, services, and downtown Calgary. The upper level offers 3 bedrooms, including a stunning master retreat with spa-inspired ensuite featuring double sinks, quartz counters, a soaker tub, and separate tile/glass shower. A central bonus room separates the master from the additional bedrooms, which share a spacious 5-piece Jack-and-Jill bathroom. A convenient upper laundry room completes this level. On the main floor, 9ft ceilings, luxury vinyl plank flooring, and bright modern tones set the stage. The open-concept kitchen boasts quartz counters, stainless steel appliances, a large island, and upgraded cabinetry, flowing into the eating area and living room -- perfect for everyday living and entertaining. A front office/den provides the ideal space to work from home. The builder-finished lower level offers a large rec room, 4th bedroom, full bathroom, and 9ft ceilings, creating flexible space for guests, teens, or family movie nights. Step outside to the sunny west-facing backyard, fully landscaped with a fence, deck, patio, and hot tub -- an ideal retreat for relaxing or entertaining. The oversized double attached garage provides ample space for vehicles and storage. This is a truly exceptional home -- the perfect blend of modern convenience in the exclusive enclave of Coach Ridge and the amenities of established Coach Hill. (id:6769)

Family room 23.75 Ft x 15.33 Ft

Other 15.08 Ft x 7.75 Ft

Bedroom 12.42 Ft x 10.92 Ft

Furnace 14.67 Ft x 9.33 Ft

4pc Bathroom 11.58 Ft x 4.92 Ft

Living room 18.25 Ft x 15.92 Ft

Kitchen 21.00 Ft x 8.25 Ft

Den 11.50 Ft x 9.92 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft

Bonus Room 16.42 Ft x 15.92 Ft

Other 7.92 Ft x 6.67 Ft

Primary Bedroom 14.92 Ft x 13.42 Ft

Other 9.00 Ft x 7.92 Ft

5pc Bathroom 11.25 Ft x 10.33 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

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

**RE/MAX Realty Professionals**

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Dining room 11.83 Ft x 7.00 Ft

Foyer 15.17 Ft x 8.00 Ft

Other 9.92 Ft x 6.58 Ft

Bedroom 10.92 Ft x 10.75 Ft

Bedroom 13.67 Ft x 9.58 Ft