

\$1,299,900 - 34 Coach Ridge Point Sw, Calgary

MLS® #A2259480

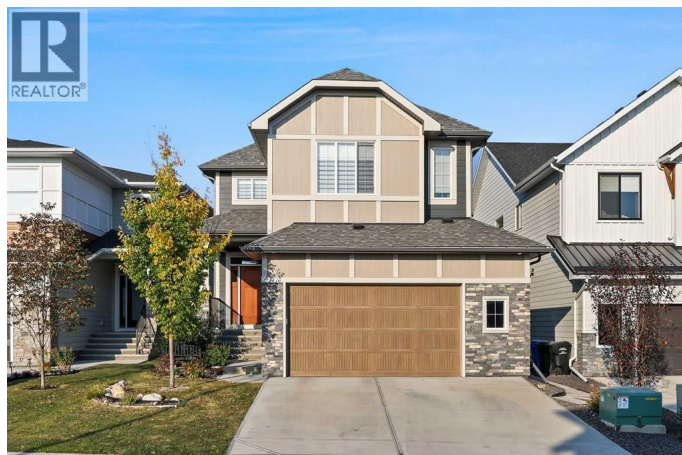
\$1,299,900

4 Bedroom, 4.00 Bathroom, 2,542 sqft

Single Family on 0.12 Acres

Coach Hill, Calgary, Alberta

The Best of Both Worlds â€” 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 â€” 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:6289)

Built in 2021

Essential Information

Listing #	A2259480
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,542
Acres	0.12
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	34 Coach Ridge Point Sw
Subdivision	Coach Hill
City	Calgary
Province	Alberta
Postal Code	T3H2A7

Amenities

Amenities	Playground, Schools, Shopping
Features	French door, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
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Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Composite Siding, Stone
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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