

# \$844,000 - 355 Coach Ridge Rise Sw, Calgary

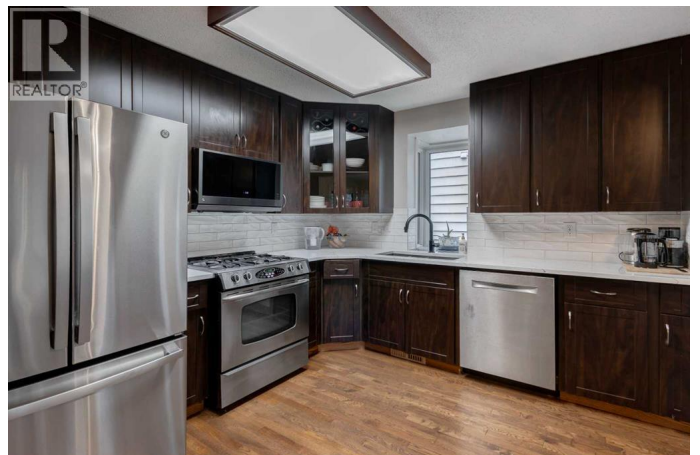
MLS® #A2259687

**\$844,000**

4 Bedroom, 3.00 Bathroom, 1,355 sqft  
Single Family on 0.13 Acres

Coach Hill, Calgary, Alberta

Welcome to this beautifully updated 4-bedroom, 3-bathroom bungalow nestled on a quiet street in sought-after Coach Hill. This home offers a bright, open-concept layout featuring a stylish kitchen with quartz countertops, stainless steel appliances, abundant cabinetry & a convenient kitchen nook with updated bay window. The sunken living room is filled with natural light & showcases a striking floor-to-ceiling river rock fireplace & vaulted ceiling. Imagine curling up with a good book! Host dinner parties with friends & family in the spacious formal dining room. The main floor includes a spacious primary bedroom with a 3-piece ensuite, two additional bedrooms & a 4-piece bathroom with jetted jacuzzi Swirlpool tub. Downstairs, the fully finished walk-out basement provides a generous family room, a fourth bedroom, a beautifully renovated 3-piece bathroom with a steam shower & laundry room. Enjoy carpet-free living with original hardwood on the main & luxury vinyl plank flooring down & heated floors in the ensuite & basement bath for added comfort. Recent upgrades include: new LVP in basement & on stairs, all new triple-pane windows & patio doors, renovated bathrooms, new interior doors, A/C, new furnace & hot water tank (2016), fresh interior & exterior paint, new cedar top on the upper deck, upgraded deck railing, some updated appliances, upgraded attic insulation. The large, south-facing backyard is fully landscaped & features an upper deck perfect



for outdoor entertaining. A double attached garage (tandem) completes this incredible package. This amazing location is across the street from a playground, walking distance to great schools, shopping & coffee shops & is only a 15 minute drive to downtown. Connect to the bike paths from nearby Edworthy Park or head West to the mountains. Move-in ready & loaded with value â€” donâ€™t miss your chance to own this exceptional home!  
(id:6289)

Built in 1979

**Essential Information**

Listing #	A2259687
Price	\$844,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,355
Acres	0.13
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	355 Coach Ridge Rise Sw
Subdivision	Coach Hill
City	Calgary
Province	Alberta
Postal Code	T3H1E9

**Amenities**

Amenities	Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Attached Garage, Tandem
# of Garages	2

## Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Brick, Wood siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX First
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