



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**91 Coach Manor Rise SW
Calgary, Alberta**

MLS # A2240692



\$530,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, Parking Pad, Paved, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

OPEN HOUSE SUNDAY JULY 20, 10AM-12PM. JUST LISTED in COACH HILL! ORIGINAL OWNERS in this fully finished 2 storey located on a QUIET CUL-DE-SAC, BACKING GREENSPACE, PRIVATE SW FACING BACKYARD, and SUNSET VIEWS! Huge opportunity to get into a DETACHED HOME in Calgary's prestigious WEST DISTRICT. Steps to the OFF-LEASH dog park. Amazing floor plan - living room with wood burning fireplace and huge windows, separate dining area, kitchen and nook overlooking the greenspace. Spindle railing leads to the upper level where you'll find 3 good sized bedrooms, including the KING SIZE PRIMARY, and 3 PCE bathroom with CUSTOM TILED SHOWER. The lower level is partially finished with laundry and electrical, and the potential to add a good sized recreation room, bedroom, and bathroom. The parking pad is long enough to fit a full sized recreational vehicle. So many extras in this home - NEWER ROOF (2021), NEWER WATER HEATER (2022), engineered hardwood flooring, landscaped beautifully with MATURE TREES, large deck, garden shed, the list goes on and on. This is an amazing opportunity to get into Calgary's WEST DISTRICT BACKING GREENSPACE! Request your showing today as this property is priced to sell at \$530,000 and will not last long!