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34 Coach Ridge Point SW Calgary, Alberta

MLS # A2259480



\$1,299,900

Division: Coach Hill Residential/House Type: Style: 2 Storey Size: 2,542 sq.ft. Age: 2021 (4 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Double Garage Attached, Oversized Lot Size: 0.12 Acre Lot Feat: Back Yard, Landscaped, Rectangular Lot

Heating: Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile, Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Composite Siding, Stone, Wood Frame R-G Foundation: **Utilities: Poured Concrete**

Features: Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Hot Tub, Trampoline, Built in Speakers, TV Mounts

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.