



GRASSROOTS
REALTY GROUP

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

34 Coach Ridge Point SW
Calgary, Alberta

MLS # A2259480



\$1,299,900

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

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

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

OPEN HOUSE on Saturday, October 4th from 12-4pm. 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.

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