



**GRASSROOTS**  
REALTY GROUP

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**355 Coach Ridge Rise SW**  
**Calgary, Alberta**

**MLS # A2259687**



**\$825,000**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coach Hill                                              |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                |               |                   |
| <b>Size:</b>     | 1,355 sq.ft.                                            | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4                                                       | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Tandem                          |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Landscaped, Lawn, Pie Shaped Lot |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan, Quartz Counters   |                   |      |

**Inclusions:** TV Wall Mount

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 & don't miss your chance to own

this exceptional home!