



GRASSROOTS
REALTY GROUP

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11, Coach Side Terrace SW
Calgary, Alberta

MLS # A2266586



\$575,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,323 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 629
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Exquisite Bungalow Villa in Coach Hill. Nestled on a quiet cul-de-sac in the sought-after community of Coach Hill, this beautifully updated bungalow villa offers 4 bedrooms, 3 full bathrooms, and 2,361 sq ft of refined living space across two finished levels. Step inside to a bright, open concept interior filled with natural light and new light fixtures throughout. At the heart of the home is a remodeled kitchen that has been thoughtfully opened up showcasing brand new cabinetry, modern fixtures, and ample space for culinary creativity and entertaining. The kitchen flows seamlessly into the dining and living areas, creating an inviting atmosphere for family gatherings. For added comfort, all main-floor bedrooms boast new plush carpeting, including a spacious primary suite with its own private ensuite bathroom. An additional full bathroom on the main level has been updated to serve family and guests with style and ease. Every detail on this level exudes warmth, elegance, and modern convenience. Downstairs, the finished basement expands your living space and is designed for both relaxation and productivity. It features a large recreation room perfect for movie nights or a home gym, a fourth bedroom for guests, a dedicated home office for remote work, and a third full bathroom providing a comfortable space for visitors or extended family. You'll also find two sizeable storage rooms, ensuring there's a place for everything from seasonal décor to sports equipment. Central air conditioning keeps the home cool on warm summer days, while an oversized double garage offers plenty of room for two vehicles plus extra storage or workshop space. Outside, a west facing deck invites you to enjoy sunny afternoons and take in gorgeous evening sunsets, all overlooking a private backyard oasis. Being positioned at the end of a

cul-de-sac, this property offers a tranquil setting with enhanced privacy and a friendly community feel. With its blend of modern upgrades, timeless charm, and prime location, this Coach Hill gem presents a rare opportunity to enjoy elegant yet comfortable living truly a must-see home that promises to impress even the most discerning buyer.