



GRASSROOTS
REALTY GROUP

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**3101, 7171 Coach Hill Road SW
Calgary, Alberta**

MLS # A2269136



\$465,000

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,395 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 676
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: .

Luxury living in the desirable Quinterra complex on Calgary's posh west side! Enjoy a beautifully designed and landscaped townhome complex with a water feature that greets you as you enter and mature trees throughout. The complex is pet-friendly with plenty of visitor parking and your own attached garage! One of the rare RENOVATED units in this complex, you can enjoy a spectacular kitchen with granite counters, custom cabinetry, stainless steel appliances, under-cabinet lighting and an adjacent laundry/pantry with amazing storage! The dining area is next to the private balcony, perfect for morning coffees and evening BBQs! Enjoy winter nights cozied up in the living room with gas fireplace and views of the trees outside (not a fishbowl of other units like many newer complexes!). Sunny SE-facing den on this level is an amazing home office or could be set up as a lovely music room, yoga space, library, play area, second living room or more. Upstairs, the primary suite is stunning with walk-in closet, additional wall-to-wall wardrobe and luxurious 5-piece ensuite bath with an abundance of storage. Sunny 2nd bedroom is generously sized. Being an end unit gives windows on multiple sides of this home and there is great light throughout! The entry level has a coat closet and direct garage access and the full-length driveway is perfect for a second vehicle. Quick access to all of the shops and restaurants of 85 Street West like Mercato, Blanco Cantina, Una Pizza, brunch spots, sushi, Deville Coffee and much more. Drive downtown in just 15 easy minutes. Drive west to the mountains or enjoy access to nature at nearby Paskapoo Slopes or Edworthy Park. Please note the condo fees INCLUDE HEAT, WATER & SEWER (rare for townhomes) and the heating is in-floor on all levels so it's super cozy and efficient!

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