



GRASSROOTS
REALTY GROUP

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715 Coach Bluff Crescent SW
Calgary, Alberta

MLS # A2277368



\$749,900

Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,150 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Wood Windows		

Inclusions: BBQ

Have you been dreaming of a spacious home with high ceilings, huge windows and plenty of natural light? How about a community with mature trees that feels like it could be in Canmore? This family home is ready for its next chapter and has so much vintage charm! Forget the cookie-cutter suburbs and come to Coach Hill, where each home is unique, the community is safe & quiet and you can still drive downtown in 10 minutes! Situated just one home away from a treed playground, it's the perfect spot to raise a family. The front living & dining rooms enjoy double-level windows and space to spread out, while the kitchen, nook & family room with gas fireplace face the backyard. West-facing yard with large deck and mature evergreen trees provides privacy and the perfect setting for family BBQs. The double attached garage is adjacent to a den which has been converted to an awesome gear room! Powder room and large pantry (formerly a laundry closet) also on this level. Upstairs, you will find an incredible loft that makes your work-from-home, yoga or art studio dreams come true! The primary suite features a renovated ensuite bath complete with oversized walk-in steam shower! The 2nd and 3rd bedrooms are nicely sized with their own full bathroom. On the lower level, you'll find a huge rec room for kids to play or add a couch and big-screen TV for the ultimate movie nights! There is an additional flexible space that can be a home office, gym or games room - or, add a larger window to this room to create a 4th bedroom. The storage room is honestly incredible, perfect for organizing the whole family's gear! Enjoy newer furnace, tankless hot water heater, appliances, paint, light fixtures, fence and water softener in the past 6 years while the shingles are approximately 10 years old. Homes of this size rarely come on the market under \$750,000 - this is the one you have

been waiting for in desirable Coach Hill! OPEN HOUSE JANUARY 10 from 12-2!