



**55 Coach Gate Way SW
Calgary, Alberta**

MLS # A2280840

\$769,500



Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,582 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge in basement, Central vac with attachments (as is), Wardrobe Closet in Basement bedroom, Wardrobe closet in Walk In closet, Tv Wall mounts (3), Electric fireplace in Primary Bedroom negotiable, Spa Berry Tub on Patio negotiable.

Open House 12-2, March 21 *Nestled along the ridge in the highly sought after community of Coach Hill, a neighborhood celebrated for its character, charm, & uniquely designed homes, this stunning home is truly a rare find. Each home offers its own distinct style & layout here, and this one stands out. This exceptional property checks all the boxes & then some, boasting breathtaking panoramic city views, unforgettable sunrises and sunsets, and a setting that perfectly blends tranquility with city living. Homes along this ridge rarely come available, & this is one you won't want to miss. Offering almost 2400 sqft of beautifully updated finished living space, this home features 4 spacious bedrooms and 3.5 bathrooms. Numerous stylish and convenient upgrades make it completely move-in ready. Major updates include a new furnace(2024), washer/dryer(2022), updated stove & dishwasher(2024), some new windows(2022), added recessed lighting & updated fixtures throughout(2022), luxury vinyl plank flooring, & updated bathrooms. As you enter the home, you're welcomed by a fantastic separate entryway. The main family room impresses with vaulted ceilings & an abundance of windows that flood the space with natural light. A dedicated formal dining room provides the perfect setting for hosting family gatherings & entertaining friends. The bright & inviting kitchen features a central island, enhancing the home's open-concept layout. White cabinetry offers excellent storage, & the newly renovated dining nook includes its own built-in cabinetry ideal for a charming coffee bar. The main living room is warm & welcoming, anchored by a cozy stone, wood-burning fireplace & surrounded by large windows that showcase endless city vistas & spectacular sunsets. Upstairs, the spacious primary retreat offers a large walk-in closet & a renovated

3-piece ensuite bathroom. Two additional generously sized bedrooms complete this level, along with a beautifully renovated 4-piece main bathroom, all thoughtfully updated for modern living. Fully finished basement offers an abundance of bright, versatile space with many layout possibilities to suit the new owner's needs. This level includes a large family/TV room, a huge fourth bedroom, & another updated 4-piece bathroom, making it ideal for guests, teens, or a private retreat. The conveniently located laundry area also features extra built-in storage. The front yard is beautifully landscaped, while the south facing backyard is a true oasis. A large back deck provides excellent additional entertaining space for summer BBQs and family gatherings. Completing the serene outdoor setting is a spa tub, where you can unwind, enjoy the tranquility, & watch the sun set behind the city skyline after a long day. This home offers a rare combination of privacy, peace, and panoramic views within the city. The location is unbeatable, 10-minute commute downtown, easy access to mountains, close proximity to shopping, trendy restaurants, COP& both public & private schools.