



**15 Coach Manor Rise SW
Calgary, Alberta**

MLS # A2290199



\$599,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,081 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, No Back Lane, Rectangu		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Sauna, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

3 bedroom, 3 bathroom + Office, Bi-Level in Desirable Coach Hill! Step inside this inviting home and head upstairs to a bright front living room featuring vaulted ceiling, beautiful hardwood floors and a floor to ceiling stone corner wood burning fireplace. The spacious formal dinning room is perfect for entertaining or hosting family dinners, while the kitchen offers additional seating in the cozy dinning nook. The white kitchen has charming built-in shelves above the newer blanco sink and a refrigerator that's only a year old. This level also includes a good sized bedroom and a full 4pc bathroom. At the back of the home you'll find an additional family room complete with a 3pc bathroom and sauna. With minimal modification…converting the sauna into a closet, this space could easily become a spacious primary suite with ensuite (making it a 4 bedroom home) The lower level features a large recreation room with plumbing already in place for a future wet bar. There are two sizeable bedrooms connected by a jack & jill 4pc bathroom, both offering substantial closet space, including one walk-in. An additional room down here makes an ideal office or hobby room. You'll also find a half bathroom (currently used as storage) equipped with a sink and bidet- ready for your creative touch. The southwest backyard backs onto a beautiful green belt offering added privacy and a spacious patio perfect for enjoying the outdoors. Ideally located just 15 minutes to downtown, close to Edworthy park, within walking distance to amenities and excellent schools and quick access west to the mountains! This home offers a fabulous location and boasts a new roof and AC in 2021. Book a showing today!