



7, 6841 Coach Hill Road SW
Calgary, Alberta

MLS # A2300018



\$693,000

Division:	Coach Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,279 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Level, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 585
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

Welcome to this immaculate and beautifully maintained bungalow-style villa in the sought-after community of Coach Hill, offering the perfect blend of comfort, space, and easy living. The main floor features a bright, open-concept design with a spacious kitchen, living room with fireplace, and dining area that flow seamlessly together creating an inviting space for both everyday living and entertaining. Large windows fill the home with natural light, enhancing the warm and welcoming feel throughout. The generously sized primary bedroom offers a peaceful retreat, complete with a full ensuite and a large walk in closet. You'll also appreciate the convenience of main floor laundry with a sink, along with a cozy breakfast nook, perfect for enjoying your morning coffee. The fully finished basement expands your living space with a large recreation room, two large additional bedrooms, and a full bathroom ideal for guests, hobbies, or family visits. Two fireplaces, one in the living room and one in the basement add comfort and charm to both levels of the home. Step outside to your deck overlooking a beautifully landscaped yard with mature trees and gardens, offering a quiet and relaxing outdoor space to enjoy throughout the seasons. This well-kept villa provides a spacious yet manageable lifestyle in a peaceful, established community, perfect for those looking to simplify without sacrificing comfort.