



**22 Coach Manor Terrace SW  
Calgary, Alberta**

**MLS # A2302330**



**\$749,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Coach Hill   |               |                   |
| <b>Type:</b>     | Residential/Triplex  |               |                   |
| <b>Style:</b>    | 3 Level Split  |               |                   |
| <b>Size:</b>     | 1,328 sq.ft.   | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Gentle Sloping, Landscaped, Many Trees, Pr |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | \$ 762   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Cement Fiber Board, Post & Beam  | <b>Zoning:</b>    | M-CG d32 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Bar, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s) |                   |          |
| <b>Inclusions:</b> | None   |                   |          |

OPEN HOUSE SUNDAY FROM 12:30 to 2:30PM. One of the best townhome units and complex in Coach Hill. Over 2,600 sq. ft. of beautifully updated living space, designed with both comfort and entertaining in mind. This impressive townhome has been fully renovated from top to bottom, featuring high-end finishes throughout and the added convenience of an ensuite for every bedroom. The standout chef's kitchen offers expansive cabinetry, quartz countertops, premium appliances, a full-size fridge and freezer, gas cooktop, double wall ovens, and a fully equipped spice kitchen with an additional fridge and dishwasher—perfect for hosting. The walk in pantry gives lots of storage for kitchen devices and food. You usually only see this type of kitchen in a million dollar home. The main floor showcases a bright, open-concept layout with a sunken living room, feature fireplace, glass railings, and a spacious dining area, all framed by oversized windows that bring in plenty of natural light. The generous primary retreat includes a spa-inspired ensuite, large walk-in closet, and beautiful city views. The media/games room is thoughtfully designed for sound, creating an ideal space to relax or entertain. There's also an unfinished basement with a bathroom rough-in, ready for your personal touch. Enjoy outdoor living with both front and back decks, plus the benefit of a double attached garage and additional driveway parking. The exterior just went through an extensive \$50,000 worth of upgrades durable Hardie board siding, stonework, and new triple-pane PELLA windows at the rear. There is also another 1,000 sq. ft. of undeveloped space in the basement. There is also a rough-in for another bathroom. This move-in ready home offers a rare combination of space, style, and thoughtful upgrades in a fantastic setting. A few of the photos have been virtually

staged.