



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

MLS # A2177763



\$595,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to this inviting 3-bedroom home, perfectly situated on a quiet street that offers an escape from the city's hustle while being just minutes from downtown. This property combines modern conveniences with a warm, welcoming vibe that makes it feel like home from the moment you step inside. • **Spacious Living Areas:** Step inside to the cozy living room with wood burning fireplace, comfortable spaces for relaxing or hosting friends and family. Enjoy the bright country kitchen with tons of light, bay window box and patio doors out to the deck. • **Three Comfortable Bedrooms:** Plenty of room for family, guests, or a home office. • **Dream Backyard:** The huge, private backyard is a standout feature of this home! With lush grass, mature tree, and space to add a garden, a play area, or even an outdoor dining space, this backyard is a true oasis. It's perfect for everything from weekend barbecues to quiet evenings under the stars. • **Prime, Convenient Location:** This home is located in one of the most desirable neighborhoods, with the vibrant energy of downtown just a few minutes away. Enjoy easy access to shopping, restaurants, entertainment, and everything you love about city living, without sacrificing peace and privacy. • **Nearby Dog Park:** Calling all pet lovers! Just down the street, you'll find Edworthy off leash park where your furry friend can run and play, making this home an ideal choice. The basement is fully developed with a family room, wet bar and a big den/office space. Don't miss out on this exceptional home that offers a blend of tranquility, prime location, and all the comforts you need! Reach out today to schedule your private tour.