



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11 Coach Side Terrace SW
Calgary, Alberta

MLS # A2209725



\$560,000

Division:	Coach Hill		
Type:	Residential/Other		
Style:	Bungalow-Villa		
Size:	1,323 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Wood	Condo Fee:	\$ 629
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

Experience exceptional 55+ adult living nestled in a welcoming community of Coach Hill, this exclusive 50+ community is one of Calgary's hidden gems, known for its friendly atmosphere, prime location, and stunning views. . goodbye to the hassle of home maintenance—lawn care and snow removal are included in the condo fees, giving you more time to enjoy the things that truly matter. As a resident, you'll have exclusive access to the clubhouse, providing opportunities to connect with your vibrant community and enjoy social events throughout the year. The main floor includes two well-appointed bedrooms, including a spacious primary suite with a 4-piece en-suite and walk-in closet. The second bedroom is conveniently located next to a full 3-piece bathroom—ideal for guests or flexible use as a home office. The fully finished basement expands your living space with a large family/recreation room, two additional bedrooms, a 4-piece bath, and a generous storage room—ideal for hobbies, entertaining, or visiting family. You'll love the abundance of kitchen cabinetry, large dining room, and convenient main floor laundry. Don't miss out on this incredible opportunity—make this welcoming, low-maintenance community your new home. Schedule a tour today and discover the luxury of stress-free living.