

355 Coach Ridge Rise SW
Calgary, Alberta

MLS # A2227826



\$867,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,355 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: TV Wall Mount

Open House - Saturday May 24th from 2:00 - 4:00 pm. Welcome to this beautifully updated 4-bedroom, 3-bathroom bungalow nestled on a quiet street in sought-after Coach Hill. This home offers a bright, open-concept layout featuring a stylish kitchen with quartz countertops, stainless steel appliances, abundant cabinetry & a convenient kitchen nook with updated bay window. The sunken living room is filled with natural light & showcases a striking floor-to-ceiling river rock fireplace & vaulted ceiling. Imagine curling up with a good book! Host dinner parties with friends & family in the spacious formal dining room. The main floor includes a spacious primary bedroom with a 3-piece ensuite, two additional bedrooms & a 4-piece bathroom with jetted jacuzzi Swirlpool tub. Downstairs, the fully finished walk-out basement provides a generous family room, a fourth bedroom, a beautifully renovated 3-piece bathroom with a steam shower & laundry room. Enjoy carpet-free living with original hardwood on the main & luxury vinyl plank flooring down & heated floors in the ensuite & basement bath for added comfort. Recent upgrades include: new LVP in basement & on stairs, all new triple-pane windows & patio doors, renovated bathrooms, new interior doors, A/C, new furnace & hot water tank (2016), fresh interior & exterior paint, new cedar top on the upper deck, upgraded deck railing, some updated appliances, upgraded attic insulation. The large, south-facing backyard is fully landscaped & features an upper deck perfect for outdoor entertaining. A double attached garage (tandem) completes this incredible package. This amazing location is across the street from a playground, walking distance to great schools, shopping & coffee shops & is only a 15 minute drive to downtown. Connect to the bike paths from nearby Edworthy Park or head West to the mountains. Move-in ready & loaded with

value — don’t miss your chance to own this exceptional home!