



THE
A-TEAM

**RE/MAX
FIRST**

5638 COACH HILL Road, Calgary T3H 3K4

MLS®#: **A2118591**

Area: **Patterson**

Listing Date: **04/11/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **2,367**

Low Sqft:

Ttl Sqft: **2,367**

Lot Information

Lot Sz Ar: **4,746 sqft**

Lot Shape:

DOM

38

Layout

Beds: **5 (3 2)**

Baths: **4.0 (4 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,In Floor,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Primary Downstairs,Quartz Counters,Separate Entrance,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main		5pc Bathroom	Basement	
4pc Bathroom	Main		4pc Bathroom	Basement	
Living Room	Main	20`5" x 16`8"	Kitchen	Main	11`11" x 13`4"
Dining Room	Main	10`6" x 18`0"	Bedroom	Main	11`1" x 10`3"
Bedroom - Primary	Main	15`3" x 11`10"	Bedroom - Primary	Second	12`4" x 14`9"
Bonus Room	Second	11`10" x 17`7"	Living Room	Basement	15`9" x 16`10"

Bedroom	Basement	11`10" x 12`9"	Bedroom	Basement	12`11" x 11`5"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C1			
Legal Desc:	9411050				
Remarks					
Pub Rmks:					
Huge price adjustment! A Spectacular & RARE find! This well maintained unique Lofted Bungalow home offers the hydronic radiant heating system through the house and in-floor heating in basement which is much more comfortable than forced air from a furnace. It located on a private CUL-DE-SAC & BACKING ONTO RAVINE with an inviting open-concept layout. Main floor, with SOARING VAULTED CEILINGS, an abundance of windows floods the elegant open-concept remodelling Chef’s kitchen, formal dining room& living space with light. The spacious master bedroom w/5 pc ensuite and the guest bedroom, a full main floor bathroom conveniently located on the main floor, providing effortless single-level living. The maintenance-free deck just off the living room, with spectacular UNOBSTRUCTED VIEWS of the CITY from Nose Hill to downtown. Ascend the staircase leading to bonus loft and another master bedroom. The loft room has skylights & custom built-in desk & bookshelves, ideal for a home office or lounge area. The huge master bedroom with an 5 piece ensuite, skylights, walk-in closet and balcony with Ravine view! IN-FLOOR HEATING WALK OUT BASEMENT is developed with a massive family room complimented with the fireplace and bar, two bedrooms. \$180,000 was spent on recent update, it includes new roof with highest rating, kitchen remodelling, quality refinishing on hardwood floor, stair and railing, new carpet, new light fixtures, new quartz counter and cabinets, new painting on ceiling/wall and new NTI high efficiency boiler combination system. This quiet "no through traffic" location is conveniently close to downtown and 10 min walk to Edworthy Park, 5 min drive to Westside. Call to book your private showing!					
Inclusions:					
Property Listed By:					
shed in the backyard, hot tub, vacuum attachments, pool table in the basement					
First Place Realty					

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













