

**96 COACH MANOR Terrace, Calgary T3H1C3**

MLS®#: **A2150728** Area: **Coach Hill** Listing **07/21/24** List Price: **\$675,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1978** Abv Sqft: **1,281**  
Lot Information Low Sqft:  
 Lot Sz Ar: **4,133 sqft** Ttl Sqft: **1,281**  
 Lot Shape:

DOM

**57**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Landscaped,Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt** Construction:  
 Heating: **Forced Air** **Brick,Vinyl Siding,Wood Frame**  
 Sewer: Flooring:  
 Ext Feat: **Private Yard** **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Double Oven,Electric Cooktop,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 13`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 12`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`6" x 10`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 8`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 8`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>6`6" x 6`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 5`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**7711801**

Remarks

Pub Rmks:

**This home is a private oasis, surrounded by beautiful old trees that offer tranquility and seclusion. Embrace easy living with a no-fuss front and side yard, while the backyard steals the show with a brand-new, expansive deck perfect for outdoor gatherings. Steps lead down to a grassy area, ideal for gardening enthusiasts or families with children. Inside, discover a tastefully fully renovated home designed for entertaining. The spacious living room welcomes you with a cozy wood-burning fireplace, perfect for chilly evenings. The adjacent dining room is an entertainer's dream, featuring a built-in bar with a bar fridge, glassware cabinets, and ample space for hosting guests. Luxury vinyl plank flooring runs throughout, enhancing the modern aesthetic. The kitchen, the heart of the home, is equipped for culinary excellence with a double wall oven and an induction stovetop. Abundant storage solutions keep the kitchen clutter-free, making cooking a joy. A convenient 2-piece washroom on the main floor adds to the home's functionality. Upstairs, you'll find three generously sized bedrooms. The master suite features a 3-piece bath and wall-to-wall closets. The other two bedrooms share a full bathroom, and a large storage closet helps keep everything organized. The basement extends the living space with a large play area, an additional bedroom for guests, and convenient laundry facilities. Located in a family-friendly community with great schools nearby, this home is just 15 minutes from downtown and close to shopping and essential amenities. Perfect for both relaxation and entertaining, this home offers modern living in a serene, private location.**

Inclusions:  
Property Listed By:

n/a  
**Century 21 Bamber Realty LTD.**

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

























