



THE
A-TEAM

**RE/MAX
FIRST**

123 COACH LIGHT Bay, Calgary T3H 1Z8

MLS®#: **A2163049**

Area: **Coach Hill**

Listing Date: **09/12/24**

List Price: **\$1,229,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1984**
Lot Information
Lot Sz Ar: **11,872 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,184**
Low Sqft:
Ttl Sqft: **3,184**

DOM

7
Layout
Beds: **7 (6 1)**
Baths: **4.5 (4 1)**
Style: **5 Level Split**

Parking

Ttl Park: **8**
Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Cul-De-Sac,Front Yard,No Neighbours Behind,Landscaped,Many Trees,Pie Shaped Lot,Private,Treed

Park Feat:

Additional Parking,Asphalt,Drive Through,Driveway,Front Drive,Garage Faces Front,Insulated,Oversized,Parking Pad,Triple Garage Attached

Utilities and Features

Roof: **Concrete**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Trash Compactor,Washer**
Int Feat: **Bar,Bookcases,Built-in Features,Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Sump Pump(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 7`0"	Foyer	Main	14`0" x 11`7"
Family Room	Second	16`9" x 17`4"	Kitchen	Second	14`1" x 9`10"
Living Room	Second	28`3" x 15`6"	Office	Second	9`3" x 11`4"
4pc Bathroom	Third	10`6" x 7`10"	Bedroom	Third	10`6" x 12`3"
Bedroom	Third	10`5" x 12`0"	Bedroom	Third	10`6" x 11`5"
Bonus Room	Third	14`2" x 22`2"	3pc Bathroom	Level 4	4`11" x 8`0"
4pc Ensuite bath	Level 4	9`4" x 11`8"	Bedroom	Level 4	10`6" x 15`1"

Bedroom
3pc Ensuite bath
Game Room
Furnace/Utility Room

Level 4
Basement
Basement
Basement

8`11" x 115`0"
6`0" x 8`9"
19`10" x 15`0"
5`8" x 4`8"

Bedroom - Primary
Bedroom
Media Room
Storage

Level 4
Basement
Basement
Basement

16`6" x 12`5"
16`4" x 16`5"
17`5" x 13`9"
13`10" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

8010880

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to luxury living in the prestigious Coach Manor Estates! This one-of-a-kind home, set on an expansive pie-shaped lot spanning over a quarter acre, offers unparalleled privacy and tranquility in a highly coveted cul-de-sac location. Boasting over 4100sqft of living space including a fully finished basement and central AC, this home features 6 generously sized bedrooms above grade and a separate 1-bedroom + ensuite nanny retreat in the basement—ideal for extended family or guests. As you approach the property, you'll be captivated by its grand curb appeal and the abundance of exterior parking, including a 54-foot-long driveway perfect for RV or boat parking. The estate-style arrival sets the tone for the unique floor plan that awaits inside. Step into the bright and welcoming foyer, where you'll find a convenient 2-piece bathroom and access to the oversized, insulated triple garage. The garage is a car enthusiast's dream, featuring a fourth overhead door that provides drive-through access to the expansive backyard. The second level offers a bright living room with a cozy fireplace, a formal dining area perfect for entertaining, a private office, and a family room with bay windows and another fireplace. The gourmet kitchen is a chef's delight, offering direct access to your private backyard oasis, complete with a large deck, mature trees, and a patio that creates a serene retreat. On the third level, you'll discover a versatile bonus room with vaulted ceilings, three spacious bedrooms, and a 4-piece bathroom with convenient laundry facilities. The fourth level is home to the primary suite, featuring a private 4-piece ensuite, two additional bedrooms, and a 3-piece guest bathroom. The fully finished basement is designed for entertainment and relaxation, featuring a family room/media theatre with a gas fireplace and built-in bookcases, a wet bar, and a generously sized bedroom with large windows and a 3-piece ensuite. Built by the renowned Makoi Homes, this residence stands as a testament to custom design, with each home in this exclusive community crafted uniquely for its lot. The home's concrete roof is in excellent condition, recently inspected by a roofing company, ensuring long-lasting durability. Modern upgrades include two high-efficiency furnaces—one replaced in February—and brand-new flooring and paint, completed in September. This exceptional property offers a rare opportunity to own a custom-designed estate in one of the most sought-after communities in the area. Don't miss your chance to experience the perfect blend of luxury, comfort, and exclusivity that this home provides.**

Inclusions:
 Property Listed By:

NA
eXp Realty

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











