



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 COACH MANOR Rise, Calgary T3H1C5**

MLS®#: **A2177763**

Area: **Coach Hill**

Listing Date: **11/05/24**

List Price: **\$595,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 22-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar: **3,401 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,474**  
Low Sqft:  
Ttl Sqft: **1,474**

DOM

**46**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (1 2)**  
Style: **2 Storey**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat: **Back Yard,See Remarks**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 16`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 10`7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>3`7" x 7`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 13`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`5" x 6`7"</b>
<b>2pc Bathroom</b>	<b>Upper</b>	<b>4`3" x 6`8"</b>
<b>Addition</b>	<b>Basement</b>	<b>7`4" x 9`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 12`7"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`9" x 6`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`8" x 16`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`7" x 7`6"</b>
<b>Family Room</b>	<b>Basement</b>	<b>14`6" x 14`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 12`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7711801**

Remarks

Pub Rmks: **Welcome to this inviting 3-bedroom home, perfectly situated on a quiet street that offers an escape from the city's hustle while being just minutes from downtown. This property combines modern conveniences with a warm, welcoming vibe that makes it feel like home from the moment you step inside. • Spacious Living Areas: Step inside to the cozy living room with wood burning fireplace, comfortable spaces for relaxing or hosting friends and family. Enjoy the bright country kitchen with tons of light, bay window box and patio doors out to the deck. • Three Comfortable Bedrooms: Plenty of room for family, guests, or a home office. • Dream Backyard: The huge, private backyard is a standout feature of this home! With lush grass, mature tree, and space to add a garden, a play area, or even an outdoor dining space, this backyard is a true oasis. It's perfect for everything from weekend barbecues to quiet evenings under the stars. • Prime, Convenient Location: This home is located in one of the most desirable neighborhoods, with the vibrant energy of downtown just a few minutes away. Enjoy easy access to shopping, restaurants, entertainment, and everything you love about city living, without sacrificing peace and privacy. • Nearby Dog Park: Calling all pet lovers! Just down the street, you'll find Edworthy off leash park where your furry friend can run and play, making this home an ideal choice. The basement is fully developed with a family room, wet bar and a big den/office space. Don't miss out on this exceptional home that offers a blend of tranquility, prime location, and all the comforts you need! Reach out today to schedule your private tour.**

Inclusions:  
Property Listed By: **NONE**  
**The Real Estate District**

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





