



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5823 COACH HILL Road, Calgary T3H1E3**

MLS® #: **A2183255**

Area: **Coach Hill**

Listing Date: **12/11/24**

List Price: **\$968,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**

Lot Information

Lot Sz Ar: **5,704 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,300**

Low Sqft:

Ttl Sqft: **2,300**

DOM

**10**

Layout

Beds: **5 (3 2 )**

Baths: **2.5 (2 1)**

Style: **5 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Private,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Tile,Wood**  
Water Source:  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**  
Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 12`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>19`5" x 12`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 11`3"</b>	<b>Family Room</b>	<b>Main</b>	<b>15`5" x 19`1"</b>
<b>Den</b>	<b>Lower</b>	<b>17`6" x 11`2"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`1" x 5`0"</b>
<b>Bonus Room</b>	<b>Third</b>	<b>15`0" x 11`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`1" x 7`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`3" x 11`10"</b>	<b>Bedroom</b>	<b>Third</b>	<b>15`1" x 10`0"</b>

**Bedroom**  
**Bedroom**  
**4pc Bathroom**

**Third**  
**Lower**  
**Third**

**15`1" x 10`0"**  
**11`1" x 9`9"**  
**11`1" x 4`5"**

**Bedroom**  
**2pc Bathroom**  
**5pc Ensuite bath**  
Legal/Tax/Financial

**Lower**  
**Main**  
**Upper**

**12`2" x 11`0"**  
**5`6" x 3`6"**  
**16`1" x 6`1"**

Title:  
**Fee Simple**  
Legal Desc:

**7711801**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Stunning panoramic city views in desirable community Coach Hill , Enjoy over 2600 sqf of developed living space! This five-level split home boasts breathtaking panoramic views of the city, loads of natural sunlight in this open floor plan. Large 5 bedrooms with modern renovations, lots of upgrades : Luxury triple windows on all levels, newer deck, Central Air Conditioners, newer double furnaces and hotwater tank, new deck, new painting..... The big central entry is full of light and drama as you proceed upward to an extra-large Livingroom on the right and a great family room and cozy fireplace on the left with vaulted ceilings and soaring windows! The grande kitchen has maple cabinets, island with counter top stove & custom raised glass breakfaster bar, Granite countertop, newer stainless appliance. Dining area to accommodate large gatherings. The primary bedroom on a separate level with 5-pc en-suite bath and walk-in closet. Other two bedrooms are spacious and share a central bonus room on third level. There is a Sauna for you relax, an office and two more bedrooms located on the lower level and basement. You won't be disappointed in viewing this excellent family home. Book your private viewing today.**

Inclusions:  
Property Listed By: **Grand Realty**

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





















