



THE
A-TEAM

**RE/MAX
FIRST**

503 COACH LIGHT Bay, Calgary T3H 1Y5

MLS®#: **A2196723** Area: **Coach Hill** Listing Date: **02/25/25** List Price: **\$989,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1987**
Lot Information
 Lot Sz Ar: **6,339 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,238**
 Low Sqft:
 Ttl Sqft: **2,238**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Dog Run Fenced In,Front Yard,Landscaped,Low Maintenance Landscape**
 Park Feat: **Aggregate,Double Garage Attached,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Concrete**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Other,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Induction Cooktop,Range Hood,Refrigerator,Washer,Water Distiller,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Tile Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **8010880**

Zoning: **R-CG**

Remarks

Pub Rmks:

Welcome to this exquisite one-of-a-kind "McCoy" built home, nestled in the prestigious Coach Manor Estates. This meticulously maintained property sits proudly on a desirable corner lot and effortlessly blends timeless elegance with modern comfort. Upon arrival, you are greeted by a grand entrance featuring stunning hardwood flooring and stylish accent wallpaper. The show-stopping curved staircase with ornate spindles elegantly leads to the upper floor, setting the tone for the grandeur that lies within. The main living area is beautifully appointed, boasting a spacious living room, a formal dining with a charming bay window, and soaring vaulted ceilings that add a sense of openness and light. Step into the completely remodelled kitchen, where two-tone wood cabinetry meets sleek granite countertops that flow seamlessly into a classic backsplash. With its built-in wall oven, induction cooktop, cabinet lighting, two bar fridges, and expansive island seating for six, this kitchen is both a chef's dream and a welcoming space for casual gatherings. Adjoining the kitchen, the family room boasts a wood-burning fireplace adorned with mosaic tile, complete with an elegant mantle as its centerpiece. The upper level is home to the master suite that offers an expansive retreat with space for a cosy seating area, a walk-in wardrobe, and a beautifully designed en-suite. Luxuriously finished with Travertine tile, the en-suite features a deep soaker tub, generous vanity space, a separate shower, and a WC. Two additional well-proportioned bedrooms share a newly renovated bathroom, showcasing sophisticated patterned floor tiles, a walk-in glass shower with classic marble finishes, and a contemporary quartz-topped vanity with striking black accents. Adding to the convenience is an upper-floor laundry, a true asset for modern family living. The lower level offers versatility and comfort, with a bright and spacious recreation/office area flooded with natural light from oversized windows. This level is also home to a dedicated wine room and abundant storage within the crawl space, alongside direct access to the oversized heated garage. Outside, the property transforms into a private summer sanctuary. The thoughtfully landscaped backyard features extensive decking, a gated dog run, a secluded hot tub area, and an outdoor covered bar. To top it all off, enjoy relaxing days by the gas-heated above-ground pool—a rare luxury. Further enhancing this exceptional home are essential updates, including new triple-glazing windows (2022) with custom window coverings, the roof has new underlay and metal valleys, an updated electrical panel, and A/C. The home has undergone a full replacement of Poly-B piping, ensuring peace of mind and reliability for years to come. Situated in the desirable Coach Hill community, this luxurious property offers unparalleled convenience. With its easy access to downtown, scenic nature walks, Entworthy Park, and close proximity to schools, shopping and the mountains.

Inclusions:

Hot Tub, 2nd Wine Refrigerator

Property Listed By:

CIR Realty

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













