

764 Coach Bluff Crescent SW
Calgary, Alberta

MLS # A2218367



\$799,900

Division:	Coach Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,583 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Welcome to this inviting split-level home in the highly sought-after community of Coach Hill, cherished by its original owners and now ready for a new family to create lasting memories. Nestled on a quiet street with mature landscaping, this home boasts over 3000 sq ft of developed living space—ideal for a growing family. Step inside to discover a bright and spacious main floor featuring a vaulted ceiling in the living and dining room that adds a sense of openness and charm. The updated kitchen includes a cozy eating nook. Upstairs, you will find three generously sized bedrooms, including a primary suite with a large walk-in closet and a 4-piece ensuite. The main 4-piece bath completes this level. The third level boasts a large family room with custom built-in shelving, a beautiful fireplace, and direct walk-out access to the backyard—ideal for relaxing or entertaining. A fourth bedroom, full bathroom, and laundry room round out this floor. The fourth level offers additional huge recreation space and abundant storage. Additional highlights include a double attached garage, beautiful hardwood flooring throughout the main floor and upper hallway, and newer roof shingles. Situated in a fantastic location just steps from a play park, minutes to downtown and close to shopping, schools, and major roadways. The home has incredible potential to personalize and add value in a fantastic neighbourhood. Come take a look, don't miss out on this opportunity.