

602, 829 Coach Bluff Crescent
Calgary, Alberta

MLS # A2166201



\$359,900

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	919 sq.ft.	Age:	1977 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 492
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

New Listing at 602, 829 Coach Bluff Crescent SW! A charming townhome nestled in the serene and sought-after community of Coach Hill.. The front entrance leads you into a warm and welcoming interior that is as stylish as it is functional. Freshly painted walls and laminate flooring set the tone throughout the home, making it an ideal canvas for your personal touch. Upon entering, you'll find the main floor, where the open living space is adorned with elegant laminate flooring and ceramic tiles. The living area features a delightful wood-burning fireplace, perfect for cozying up on chilly evenings or adding a touch of rustic charm to gatherings. Adjacent to the living room, the generous size kitchen boasts stainless steel appliances and tons of cabinet space that complement the contemporary feel of the home. The upper floor continues the theme of the laminate flooring extending throughout. This level hosts two generous sized bedrooms with a much larger Primary bedroom. The well-appointed four-piece bathroom on this floor is both functional and elegant. with quick access from both rooms. Descending to the fully finished basement, you'll discover a versatile recreation room that can easily adapt to your lifestyle needs—whether it's a playroom, home office, or media room. or exercise space. This lower level also features an extra three-piece bathroom and a convenient laundry room, adding to the home's practicality and comfort. The space is thoughtfully designed to maximize both utility and relaxation. This home has a fenced off yard offering an excellent space for outside entertaining or simply enjoying your morning coffee in peace. The backyard is ideal for BBQ's, Pets, relaxing, or enjoying outdoor activities with family and friends. The community of Coach Hill itself is a hidden gem, renowned for its picturesque views and proximity to a range of amenities.

You'll appreciate the quick access to Stoney Trail and the Number 1 Highway, and Bow Trail which provides seamless connectivity to downtown Calgary, the Westside Recreation Centre, and Winsport, Plus quick and easy access to the Mountains! For families, the neighborhood boasts nearby schools, including public & private institutions, and is just a short drive from Aspen Landing shopping center, ensuring that all your needs are conveniently met. In Coach Hill, you're not just buying a home; you're investing in a lifestyle. This well-maintained townhome offers a blend of comfort, style, and practicality in a community that caters to both relaxation and convenience. Don't miss your chance to explore this exceptional property and experience firsthand. Great for first time home buyers or Investors! Book your showings now! This one won't last long!