

# \$1,299,900 - 34 Coach Ridge Point Sw, Calgary

MLS® #A2259480

**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 2,542 sqft

Residential on 0.12 Acres

Coach Hill, Calgary, Alberta

OPEN HOUSE on Saturday, October 4th from 12-4pm. The Best of Both Worlds â€” Newer Home in Established Coach Hill Community Discover the rare opportunity to own a nearly new home (less than 5 years old) in the exclusive enclave of Coach Ridge, within the established community of Coach Hill. Offering approximately 3,500 sq.ft. of developed living space, this 4-bedroom, 4-bathroom home blends modern finishes with a family-friendly design, all with excellent access to schools, shops, services, and downtown Calgary. The upper level offers 3 bedrooms, including a stunning master retreat with spa-inspired ensuite featuring double sinks, quartz counters, a soaker tub, and separate tile/glass shower. A central bonus room separates the master from the additional bedrooms, which share a spacious 5-piece Jack-and-Jill bathroom. A convenient upper laundry room completes this level. On the main floor, 9ft ceilings, luxury vinyl plank flooring, and bright modern tones set the stage. The open-concept kitchen boasts quartz counters, stainless steel appliances, a large island, and upgraded cabinetry, flowing into the eating area and living room â€” perfect for everyday living and entertaining. A front office/den provides the ideal space to work from home. The builder-finished lower level offers a large rec room, 4th bedroom, full bathroom, and 9ft ceilings, creating flexible space for guests, teens, or family movie nights.



Step outside to the sunny west-facing backyard, fully landscaped with a fence, deck, patio, and hot tub – an ideal retreat for relaxing or entertaining. The oversized double attached garage provides ample space for vehicles and storage.

This is a truly exceptional home – the perfect blend of modern convenience in the exclusive enclave of Coach Ridge and the amenities of established Coach Hill.

Built in 2021

**Essential Information**

MLS® #	A2259480
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,542
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	34 Coach Ridge Point Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2A7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Oversized

# of Garages 2

## Interior

Interior Features Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 30th, 2025

Zoning R-G

## Listing Details

Listing Office RE/MAX Realty Professionals

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