

# \$1,275,000 - 34 Coach Ridge Point Sw, Calgary

MLS® #A2259480

**\$1,275,000**

4 Bedroom, 4.00 Bathroom, 2,542 sqft

Residential on 0.12 Acres

Coach Hill, Calgary, Alberta

OPEN HOUSE on Saturday, November 8th from 12-2pm. The Best of Both Worlds – 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 – 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          | \$1,275,000 |
| 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 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

Days on Market 40

Zoning R-G

## Listing Details

Listing Office RE/MAX Realty Professionals

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