



\$ 899,900.00

## 46 COACH RIDGE POINT SW CALGARY

<https://paulbrinton.com>

1 YEAR OLD CUSTOM BUILT HOME IN COACH HILL WITH A MASSIVE WEST FACING PIE LOT FOR SALE - Check out the video tour, floor plans, 360 virtual tour and photos in the links below. Custom built by Trico in the unique enclave of Coach Ridge in Coach Hill, this...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1162275

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 17:38:13

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 8730 sq ft

**Year built:** 2019

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Water Source:** Public

**Community Features:** Playground

**Fencing:** None

**Cooling:** None

**Interior Features:** High Ceilings,Low Flow Plumbing Fixtures,No Smoking Home

**Roof Type:** Asphalt Shingle

**Total Parking:** 4

**Flooring:** Carpet,Ceramic Tile

**Fireplace Features:** Family Room,Gas

**Exterior Features:** None

**District:** CAL Zone W

**Inclusions:** N/A

**Lot Features:** Backs on to Park/Green Space,Cul-De-Sac,Pie Shaped Lot,See Remarks

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two



**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Suite:** No

**Frontage Metres:** 6.91M 22`8"

**Living Area SF:** 2402.00

**Structure Type:** House

**Restrictions:** None Known

**Zoning:** R-1

**List Price Square Foot:** \$ 374.65

**Photo Count:** 26

**Construction Materials:** Vinyl Siding,Wood Frame

**Foundation:** Poured Concrete

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

**Subdivision Name:** Coach Hill

**Lot Size Acres:** 0.20

