



**Erin Ferguson**  
Phone: 403-992-3746  
Mobile:  
Fax:  
Email: erin@erinferguson.ca  
Office: 403-992-3746

**Century 21 Bamber Realty Ltd**  
1612 17 Ave SW  
Calgary, AB  
T2T 0E3

324 Coach Grove Place SW, Coach Hill, Calgary, Alberta, T3H 1J3, Ca

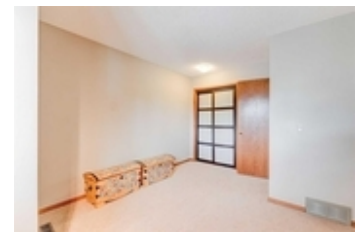
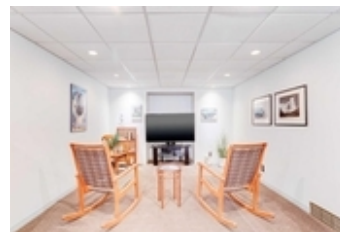
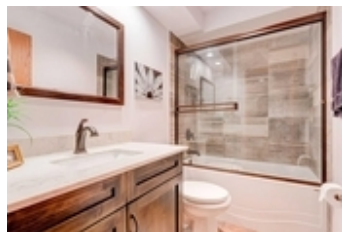
MLS®# A2121292

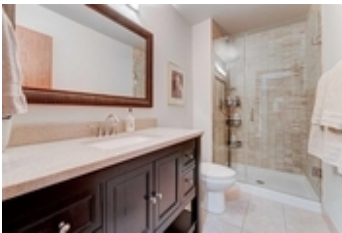


Property Value	\$999,900
Type	Detached
Style	2 Storey
Basement	Finished, Full
Parking	Double Garage Attached
Year Built	1983
Living Area	2,516.29 sq.ft.
Lot Frontage	37.24 ft
Lot Size Area	7,846 sq.ft.
Bedrooms	4
Bathrooms	3 full & 1 half

## Description

Welcome to 324 Coach Grove Place, located on a quiet cul-de-sac in the exclusive community of Coach Manor Estates. This beautifully maintained home is situated in a private tree lined pie shaped lot and is the perfect place to call home. As you step into the front entry you immediately notice the soaring vaulted ceiling, beautiful maple hardwood floors and custom curved staircase which gives it the perfect first impression and offers a glimpse into the space, character & detail this estate home has to offer. This home was built for entertaining with a floorplan that flows perfectly to do just that. The kitchen truly is the heart of the home, and this extensively renovated one features plenty of space to entertain, with a custom-built island, tons of storage, as well as a breakfast nook which overlooks the beautiful and private tree lined yard. Enjoy a cozy night by the fireplace in the adjacent family room or enjoy catching up with friends in the front living room after having enjoyed dinner in your formal dining room. A few steps away enjoy an additional custom built in pantry, main floor laundry as well as a powder room. This home features 4 total bedrooms with 3 up including a true primary suite with recently renovated spa like 5 pc ensuite, walk-in closet and an additional spacious flex room which has plenty of options for use. The lower level is fully finished with an additional bedroom, renovated bath, workshop, a large rec room, wet bar, and tons of additional storage. Enjoy all of Calgary's beautiful summer nights in your private oasis yard which comes complete with a large deck, barbecue area and greenspace in the back and a flex area along the side. Plus, there is an additional private front porch to catch those beautiful west sunsets. This home has been well cared for and shows pride of ownership, curb appeal and is a special place to call home with an amazing community and neighbours. Coach Manor Estates is a small enclave of custom estate homes on stunning lots that are meticulously maintained with an abundance of mature tree development throughout. A great location just 15 minutes to downtown, near Edworthy Park, C.O.P & Westside Rec Centre. Great restaurants and shopping close by and the surrounding area are home to many of Alberta's top rated public & private schools! This is a plant your roots and raise your family type home and it will not last long!









## Disclaimer

The information posted on this website is intended only for the information of its readers. While all attempts are made to insure the correctness and suitability of information under our control and to correct any errors brought to our attention, no representation or guarantee can be made as to the correctness or suitability of that information or any other linked information presented, referenced, or implied. Any decisions or actions taken based on any information in this site, or any sites linked to it, are the sole responsibility of the user.