



**11 Coach Manor Rise SW
Calgary, Alberta**

MLS # A2304872



\$849,998

Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: All the light fixtures, Living room curtain/rod

Welcome To A Home That Has Been Truly Transformed With Intention, Care, And Love. Fully Renovated From Top To Bottom, This Residence Offers A Warm, Earthy Aesthetic That Feels Both Grounding And Elevated — A Space Designed Not Just To Look Beautiful, But To Feel Incredible To Live In. Natural Light Pours Through Brand New Windows, Enhancing The Calming Palette And Thoughtfully Curated Finishes Throughout. From The Quartz Countertops Carried Seamlessly Across The Home To The Sleek Induction Oven In The Kitchen, Every Detail Has Been Chosen With Purpose, Creating A Refined Yet Highly Livable Environment. The Layout Flows Effortlessly, Offering Comfort And Functionality For Everyday Living While Maintaining A Strong Sense Of Design And Cohesion. All Bedrooms Are Generously Sized, Providing Flexibility For Families, Guests, Or Work-From-Home Needs. Upstairs, The Primary Bedroom Offers A Truly Special Retreat — Featuring A Walk-In Closet And A Cozy Reading Nook By The Window, Perfect For Slow Mornings Or Quiet Evenings. From Here, Enjoy Beautiful City Views And Mesmerising Sunrises, Adding A Peaceful, Elevated Start To Your Day. Step Outside To A Private Backyard Backing Onto Greenbelt, Where A Natural, Peaceful Setting Enhances Everyday Living. The Space Is Complemented By Two Sheds, Including One Thoughtfully Set Up For Gardening — Ideal For Enjoying The Outdoors And Creating Your Own Retreat. Located In The Highly Desirable Community Of Coach Hill, This Home Offers More Than Just A Beautiful Interior. Enjoy Quick Access To Edworthy Park, Nearby Walking Paths, And Excellent Schools In The Area. A Playground Just Steps Away At The End Of The Street Adds To The Family-Friendly Appeal, While Convenient Access To Downtown And Major Routes

Makes Everyday Living Seamless. This Is More Than Just A Home — It's A Feeling, A Lifestyle, And A Rare Opportunity To Own Something Truly Special.