



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**311 Coach Light Bay SW
Calgary, Alberta**

MLS # A2305942



\$1,199,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,669 sq.ft.	Age:	1983 (43 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to a rare offering tucked away in a charming cul de sac in the sought after community of Coach Hill, set on a large private lot that feels like a true west side retreat. From the moment you arrive, this home delivers privacy, scale, and a timeless layout perfectly suited for family living and entertaining. Step inside this 6 bedroom home, with over 3,700 sq/ft of living space. You are immediately greeted by a grand foyer highlighted by a sweeping spiral staircase, with convenient access to the attached garage, basement, and main living level. The main floor features a spacious home office with oversized windows, custom built in shelving, and abundant natural light, alongside an expansive living room ideal for family gatherings and entertaining. The formal dining room easily hosts large celebrations and flows seamlessly into the custom kitchen, complete with granite countertops, high end stainless steel appliances, generous storage, and a breakfast bar. Just beyond, a cozy family room or breakfast space opens to the private backyard with patio and a wood burning outdoor fireplace, creating a warm and inviting outdoor living space. Upstairs, a dedicated family wing offers three generous bedrooms, ideal for children, while the third level provides exceptional flexibility with a sun filled primary retreat featuring a luxurious ensuite bath and a guest room or play room complete with ensuite. The finished basement expands the home further with a large recreation room, additional bedroom, and full bathroom, perfect for guests or teens. The property is complete with a heated double attached garage and expansive driveway, adding everyday convenience and strong curb appeal. Coach Hill is known for its mature trees, extensive pathways, and proximity to some of Calgary's top schools including Webber Academy, Rundle College, and Ernest Manning High School,

making it especially appealing for families. With quick access to downtown Calgary, major roadways, and an easy escape west to the mountains, this is an exceptional opportunity to own a refined family home in one of the city's most established west side communities. Updates include 2 new furnaces, new hot water tank, two A/C units, garage heater, reverse osmosis, and water softener.