



**96 Coach Gate Way SW
Calgary, Alberta**

MLS # A2315030



\$849,900

Division:	Coach Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,355 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: OUTDOOR SAUNA / STORAGE SHED

Extensively renovated and move-in ready, this beautifully upgraded home combines modern comfort with thoughtful design inside and out. The exterior showcases new doors, windows, 2023 shingles, gemstone-style permanent lighting, and solar exterior lights for added curb appeal and efficiency. The backyard has been transformed into a private retreat featuring low-maintenance turf, a concrete deck, sauna, storage shed, fenced yard, and dedicated dog run — perfect for entertaining and everyday enjoyment. Inside, the stunning 2022 kitchen renovation offers quartz countertops and backsplash, under-cabinet lighting, pot lights, reverse osmosis water system, gas stove with dual ovens, new appliances including built-in microwave and dishwasher, pot filler and an ideal open-concept layout. The renovated primary suite features double closets and a spa-inspired ensuite with a rainfall shower and built-in seating. Additional bedrooms include custom built-in closets, while the versatile third bedroom/flex room is highlighted by a stylish barn door feature. The fully developed basement adds exceptional living space with vinyl plank flooring, gas fireplace, mini wet bar with fridge, full bathroom, bedroom with closet, LG double-load washer/dryer, and optional TV mount setup. Additional upgrades and features include: New windows throughout Upgraded electrical panel (2023) Heated oversized double garage with workshop and new garage doors Furnace (2019) 50-gallon hot water tank (2020) Water softener Central vacuum system Ceiling fans Vinyl plank flooring and updated carpet throughout A rare opportunity to own a thoughtfully renovated home with premium upgrades, functional spaces, and exceptional indoor-outdoor living.