

\$1,275,000 - 34 Coach Ridge Point Sw, Calgary

MLS® #A2259480

\$1,275,000

4 Bedroom, 4.00 Bathroom, 2,542 sqft

Residential on 0.12 Acres

Coach Hill, Calgary, Alberta

OPEN HOUSE on Saturday, November 8th from 12-2pm. The Best of Both Worlds – Newer Home in Established Coach Hill Community

Discover the rare opportunity to own a nearly new home (less than 5 years old) in the exclusive enclave of Coach Ridge, within the established community of Coach Hill. Offering approximately 3,500 sq.ft. of developed living space, this 4-bedroom, 4-bathroom home blends modern finishes with a family-friendly design, all with excellent access to schools, shops, services, and downtown Calgary. The upper level offers 3 bedrooms, including a stunning master retreat with spa-inspired ensuite featuring double sinks, quartz counters, a soaker tub, and separate tile/glass shower. A central bonus room separates the master from the additional bedrooms, which share a spacious 5-piece Jack-and-Jill bathroom. A convenient upper laundry room completes this level.

On the main floor, 9ft ceilings, luxury vinyl plank flooring, and bright modern tones set the stage. The open-concept kitchen boasts quartz counters, stainless steel appliances, a large island, and upgraded cabinetry, flowing into the eating area and living room – perfect for everyday living and entertaining. A front office/den provides the ideal space to work from home.

The builder-finished lower level offers a large rec room, 4th bedroom, full bathroom, and 9ft ceilings, creating flexible space for guests,



teens, or family movie nights.

Step outside to the sunny west-facing backyard, fully landscaped with a fence, deck, patio, and hot tub – an ideal retreat for relaxing or entertaining. The oversized double attached garage provides ample space for vehicles and storage.

This is a truly exceptional home – the perfect blend of modern convenience in the exclusive enclave of Coach Ridge and the amenities of established Coach Hill.

Built in 2021

Essential Information

MLS® #	A2259480
Price	\$1,275,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,542
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	34 Coach Ridge Point Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2A7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized

of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), French Door

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

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 30th, 2025

Days on Market 35

Zoning R-G

Listing Details

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.