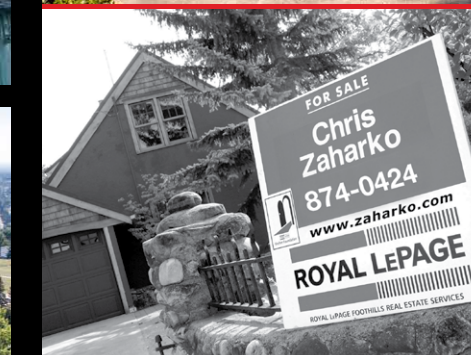
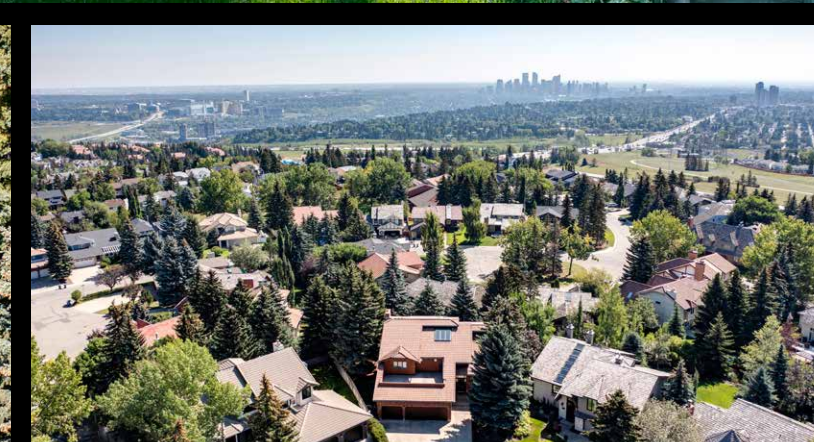
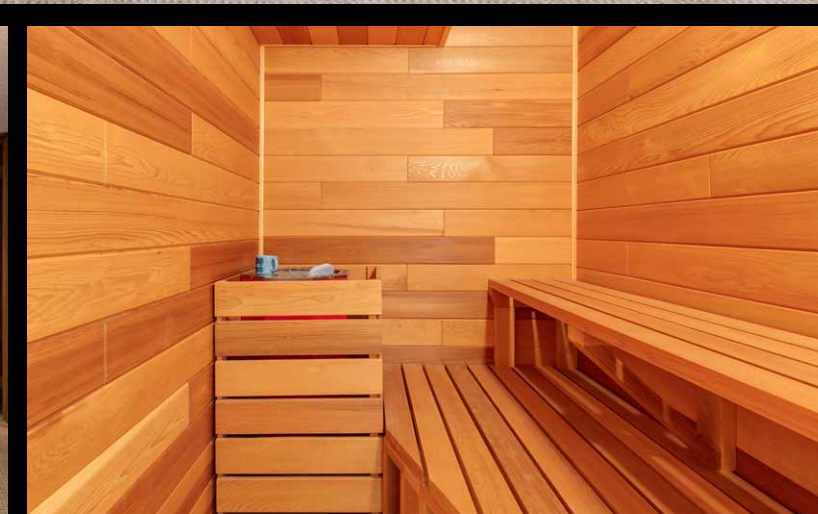
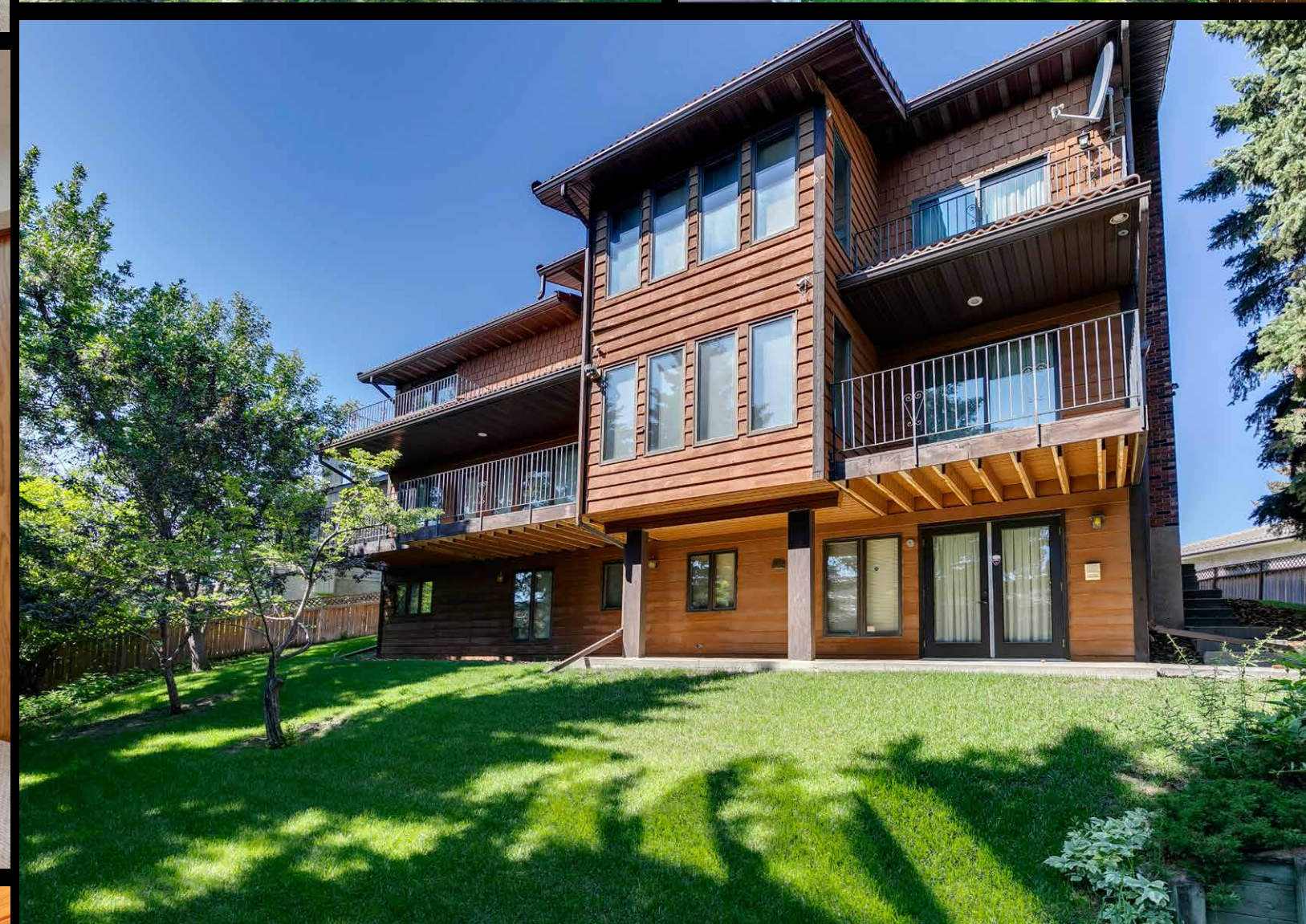
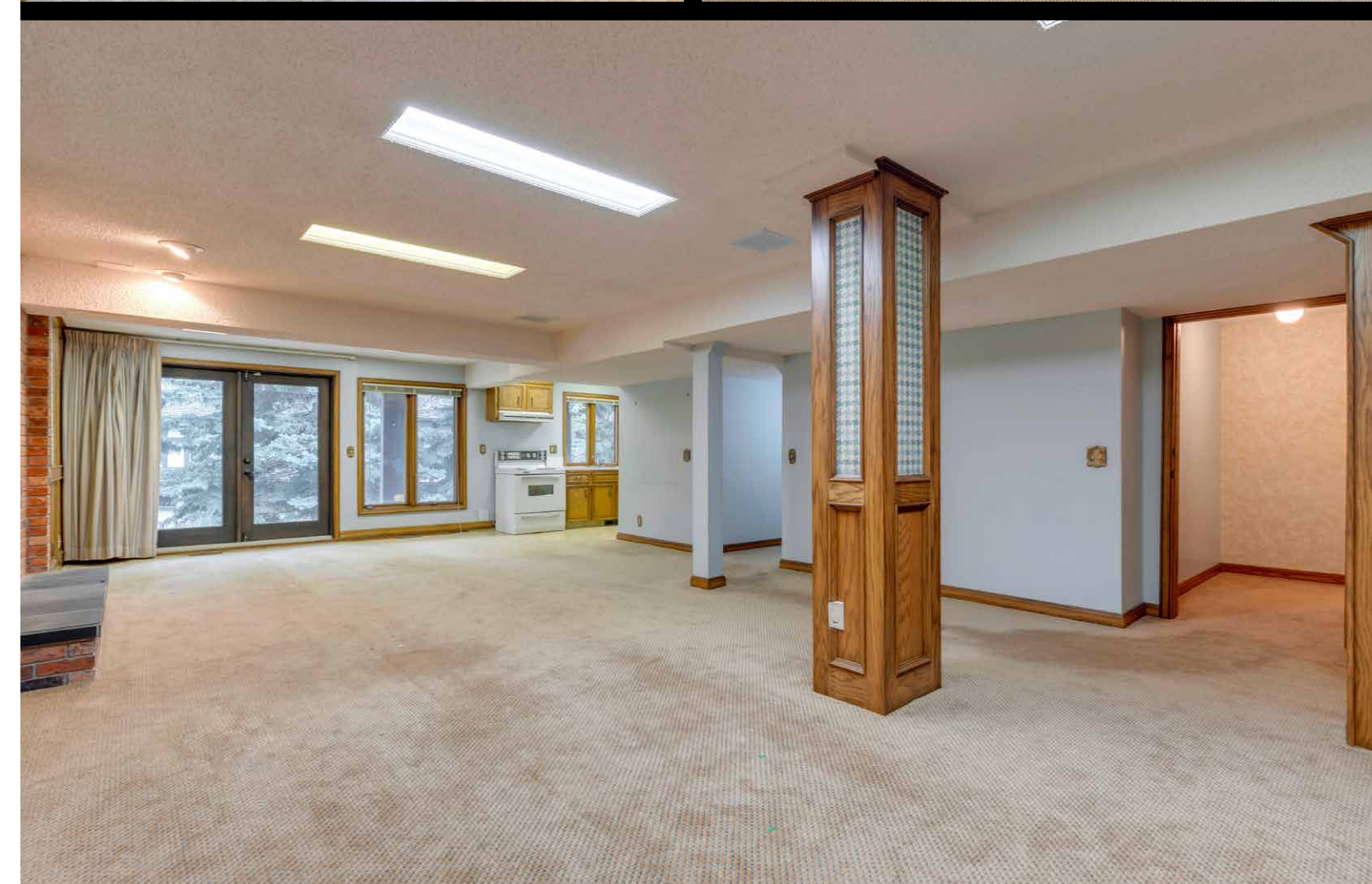


Welcome Home To

128 COACH GROVE PL SW



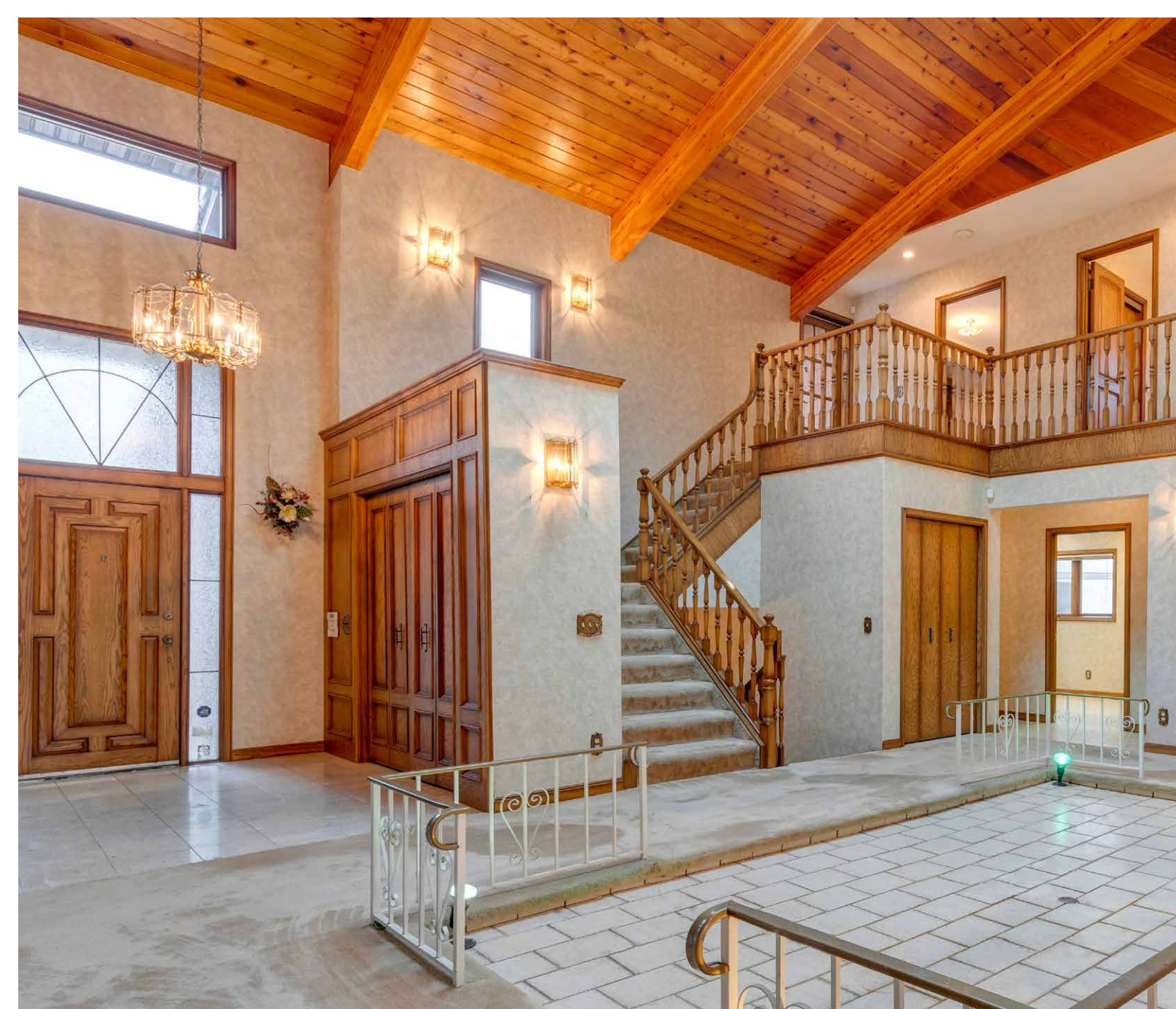
Chris Zaharko
Associate

ROYAL LEPAGE
BENCHMARK
INDEPENDENTLY OWNED AND OPERATED, BROKER

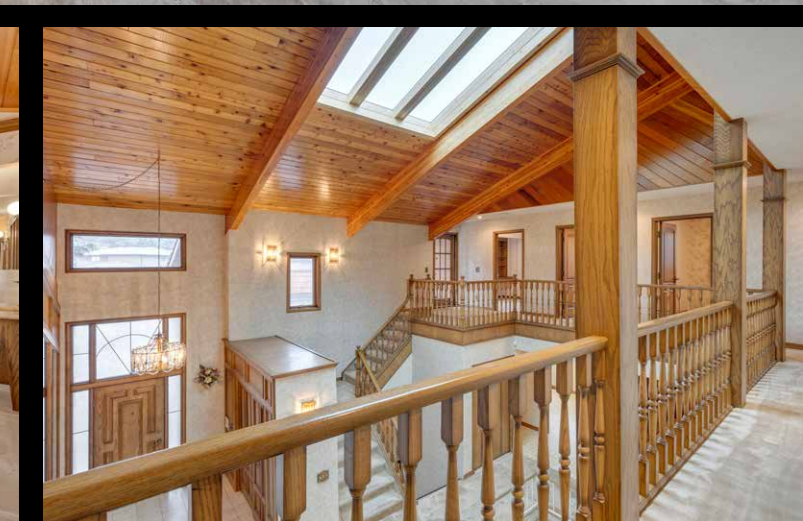
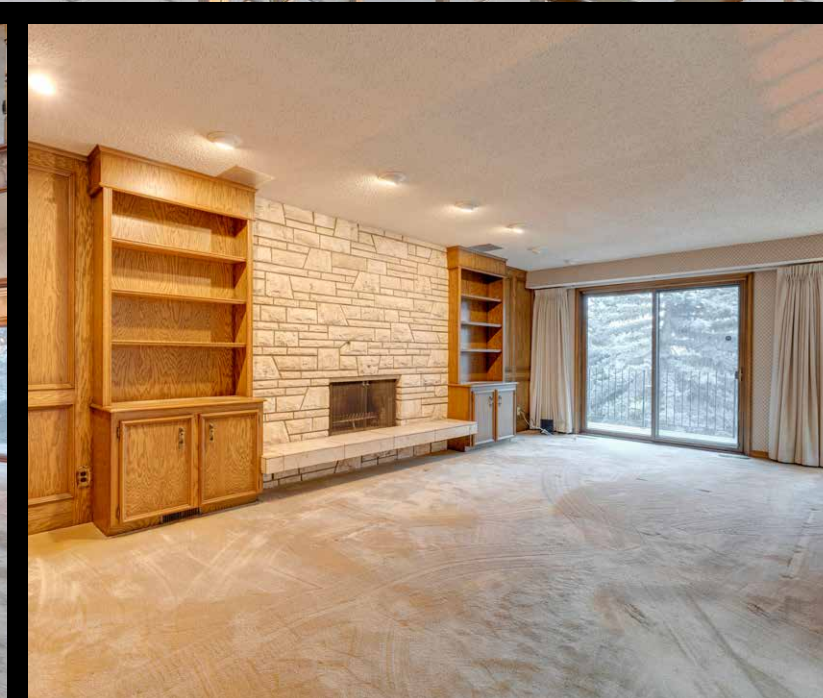
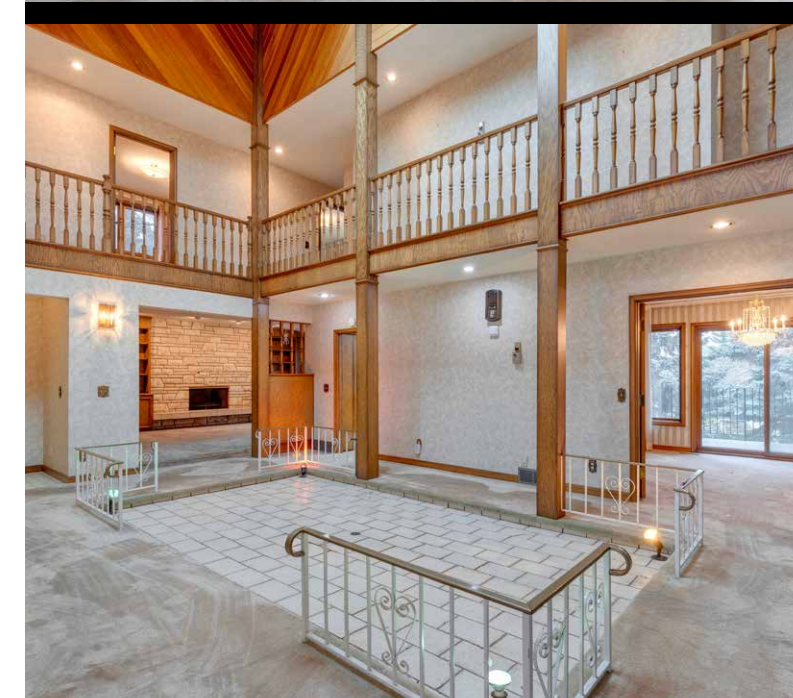


Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Located on a quiet cul-de-sac in the exclusive community of Coach Manor Estates, this custom built home is being offered for sale for the first time! Situated on an oversized pie shaped lot, and with over 5,400 sq ft of living space, this 5 bedroom, 3.5 bathroom home is ideal for growing and multigenerational families. Well built with wood plank ceilings, solid oak doors, solid wood bannisters, railings and built-in's through out. The grand foyer is the heart of the house, featuring soaring beamed ceilings, dedicated plant area with tile floor and skylights. The main level of this home is perfect for entertaining and family living. The sunken living room with wood burning fireplace makes for a great sitting room while the family room on the other side of the house provides a great space for family with a 2nd wood burning fireplace, built-in book shelves, it's own balcony and access to the kitchen and breakfast nook. There is a formal dining room with deck and kitchen access; it features a beautiful chandelier and French doors. Also on this level is a home office with built in shelves and credenza, a 2 pc bath and large laundry room. On the second level you will find the master suite with vaulted ceilings, walk-in closet, 4 pc ensuite and private balcony. Perfectly designed for family, the 3 additional bedrooms are uniform in size, 2 with balcony access. A 5 pc bath and huge study complete this level. The walk-out basement features a huge rec room with wood burning fireplace. The addition of a 5th bedroom, 3 pc bath, summer kitchen and den make this an ideal space for a live-in nanny or extended family! There is a sauna off the bathroom and 3 storage spaces. There is no lack of out door living space with 4 east facing balconies, a roof top patio over the garage and a covered patio off the rec room. The attached triple garage and large driveway ensure enough parking for everyone! Close to schools, shopping, golf and nature trails. Easy access to transit, walking paths and all amenities. Only 20 minutes to Downtown and 15 minutes to Winsport!



Chris Zaharko

Phone: 403-874-0424

www.zaharko.com

chris@zaharko.com

MLS:	A2078681
Year Built:	1980
Subdivision:	Coach Hill
Type:	House
Class:	Detached
Taxes:	\$6,703.00/2023
Size:	5,400 SqFt Finished Living Space

This document is used for advertising & general information only. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its warranties of content, accuracy, and reliability, with all information contained herein being subject to errors, omissions, conditions, withdrawal, or other changes without notice. Any interested party should undertake their own inquiries as to the accuracy of the information.

128 Coach Grove PI SW, Calgary, AB



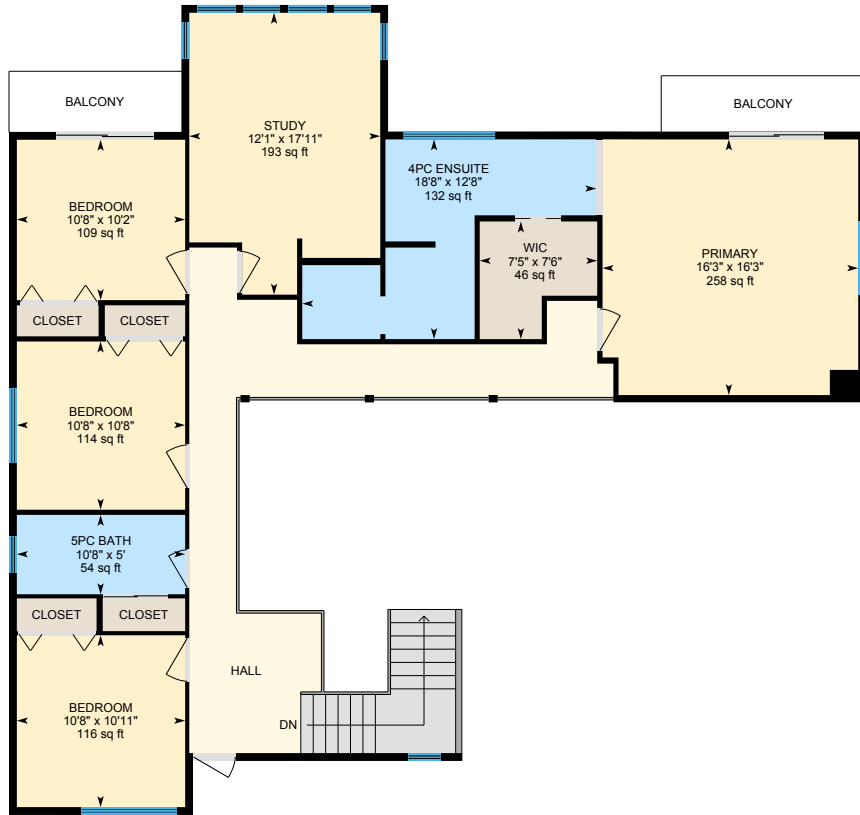
Main Floor 2338.78 sq ft

Chris Zaharko
Associate

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com



128 Coach Grove Pl SW, Calgary, AB



2nd Floor
1542.93 sq ft



Basement (Below Grade)
1591.68 sq ft

Chris Zaharko
Associate

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

