

367 Coach Ridge Rise SW Calgary, AB T3H 1E9**Residential****Active****Banner:****A2240771****PD:****DOM:** 0**CDOM:** 0**LP:** \$895,000.00**OP:** \$895,000.00**Coach Hill Masterpiece – Fully Renovated, Fully Impressive!**

Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Coach Hill
Type:	House	Ttl Beds:	3
Levels:	Two	F/H Bth:	2/1
Year Built:	1978	RMS SQFT:	1,791.00
LINC#:	0017742941	LP/SF:	\$499.72
Arch Style:	2 Storey	Suite:	No
Possession:	Negotiable	Lot Size:	4951 SF 459.96 SM
Lot Dim:		Lot Depth:	M'
Front Length:	13.71M 45' 0"	Lot:	46
Legal Desc:	7711037;7;46	Condo:	No
Legal Pln:	7711037 Blk: 7		
Zoning:	R-CG	Tax Amt/Yr:	\$4,771.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	E
Restrict:	None Known		

Recent Change:**07/17/2025 : NEW**

Public Remarks: Welcome to Coach Hill – one of Calgary's most established and sought-after west-end communities. And right here is a home that's about to make your heart skip a beat. This isn't your average listing. This is a fully renovated, design-forward home sitting on one of the most desirable streets in the area – right across from a playground, with over 2,200 square feet of meticulously finished living space. Coach Hill is known for its mature trees, quiet streets, unbeatable access to downtown, the mountains and top-rated schools. It's that rare balance of city convenience and peaceful suburban charm. Homes here don't last long, especially when they look like this. Step inside and you'll immediately notice how this home feels different. The layout is unique, yet effortlessly functional, with natural light streaming in, warming up the entire main floor. Relax by the wood-burning fireplace in the front living room, now updated with a contemporary surround and a reimagined flow thanks to the removed step and sleek modern trim. The kitchen? It's a showstopper. Think two-tone cabinetry in black and oak, leathered granite countertops, a built-in microwave/air fryer combo, under-cabinet LED lighting, and a stunning black textural backsplash that ties it all together. Every appliance is newer – and yes, that's a Café counter-depth fridge for that seamless, built-in look. This is the kind of kitchen that inspires dinner parties, wine nights, or simply that perfect cup of coffee in the morning. Off the kitchen, the family room was upgraded with a custom built-in bar, complete with wine fridge, extended backsplash, and sleek shelving. And when the evening calls, step out onto your west-facing deck overlooking a private backyard, featuring a water feature – ready for summer enjoyment. Downstairs, the fully developed lower level offers a spacious rec room, custom built-ins, laundry area with a newer washer/dryer and sink, and direct access from the garage, which includes a custom-built workbench and ample storage. Head up the brand new maple and black iron staircase, a design element that's as bold as it is beautiful, and you'll find three bedrooms and two full baths, all beautifully updated. The primary ensuite feels like a spa retreat, with a frameless glass shower, dual sinks, and calming finishes. Even the kids' closets are custom built, and every bathroom in the home? Designed with intention, elegance, and practicality – from the wallpaper to the tile work. Let's recap: – All newer windows on main and upper floors – Newer furnace, hot water tank, and vacuum system – Smart thermostat, modern Kuzco designer lighting – Waterproof LVP flooring throughout – Fresh paint, new trim, custom storage everywhere This home doesn't just check the boxes, it rewrites them. Homes like this, especially in Coach Hill, don't sit long. With every detail professionally curated, all that's left for you to do is move in and live the lifestyle most people only dream of.

Directions:**Rooms & Measurements**

	1P	2P	3P	4P	5P	6P							
Baths:	0	1	0	1	0	0	Bed Abv: 3	Main: 93.18	Mtr2	1,003.00	SqFt		
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 9	Upper: 73.21	Mtr2	788.00	SqFt		
								Blw Grade: 40.23	Mtr2	433.00	SqFt		
Garage Dims (L x W):								Total AG: 166.39	Mtr2	1,791.00	SqFt		

18' 1" x 24' 6"

Property Information


Basement:	Finished, Full	Laundry Ft:	Lower Level, Sink
Heating:	Fireplace(s), Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Concrete, Wood Frame, Wood Siding	Fireplaces:	2/Family Room, Living Room, Wood Burning
Foundation:	Poured Concrete	Flooring:	Tile, Vinyl Plank
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck
Reports:	RMS Supplements		
Parking:	Double Garage Attached, Oversized	Total:	4
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, Gentle Sloping, Landscaped, Rectangular Lot		
Goods Include:	Built-in Microwave/Air Fryer combo, Shelves in Living room, All Shelving in Garage		
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings		
Other Equip:	Central Vacuum/Attachments		
Goods Exclude:	Beside Table in Primary		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	6' 3" x 3' 8"	Kitchen	Main	14' 4" x 9' 9"
Living Room	Main	15' 2" x 16' 7"	Dining Room	Main	11' 5" x 9' 5"
Living Room	Main	18' 2" x 14' 7"	Other	Main	5' 5" x 2' 2"
Game Room	BSMT	20' 2" x 11' 2"	Furnace/Utility Room	BSMT	5' 6" x 11' 10"
Laundry	BSMT	11' 1" x 5' 5"	Bedroom - Primary	Upper	11' 7" x 14' 9"
Bedroom	Upper	11' 7" x 9' 11"	Bedroom	Upper	10' 3" x 9' 9"

2pc Bathroom	Main	5`11" x 4`11"	1.80M x 1.50M	4pc Ensuite bath	Upper	11`2" x 6`0"	3.40M x 1.83M
4pc Bathroom	Upper	4`10" x 7`4"	1.47M x 2.23M				

Agent & Office Information

List Agent:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	Real Broker	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime	List Date:	07/17/2025
Showing Contact:	Mike Abou Daher 403-809-9386	Expiry Dt:	11/16/2025
Comm:	3.5% on the first 100k, 1.5% on the balance	With Dt:	
LB Type/Info:	SentriLock/Front of house	Dower Rt:	
Owner Name:	Private	Ownership:	Private
Occupancy:	Owner	Exclusion:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com. Call about AC.		

Printed Date: 07/17/2025 1:27:31 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).