



**GRASSROOTS**  
REALTY GROUP

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**207 Coachway Road SW  
Calgary, Alberta**

**MLS # A2215035**



**\$665,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** N/A

This family home is located on a pie lot backing onto greenspace in the sought-after community of Coach Hill! Offering over 2100 sq.ft of developed living space. The main level features a formal living & dining room, 2pc bath, Completely redone central kitchen & family room with laminate floors & wood burning fireplace. The kitchen boasts crisp white cabinets, lots of storage, pantry & sink on the island. French doors open up to the private sunny South back yard and large patio, perfect for kids & outdoor entertaining. Upstairs is the Primary bedroom overlooking the park with full-width linear closet & 4pc En-suite. Two additional generous sized bedrooms & full bath are also upstairs. The lower level is fully finished with large rec-room, storage & laundry. A 4th bed & bath could easily be added to basement. There is no poly-b in this home. It has been completely replaced with pex so you can sleep worry free for years. Comes complete with newer roof, skylight, several new windows, HE furnace, Samsung stainless stove & central vacuum. Great access to public transit, quick commute to down town & living on the West makes it easy to escape to the mountains.