



**GRASSROOTS**  
REALTY GROUP

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**219 Coachway Road SW**  
**Calgary, Alberta**

**MLS # A2225730**



**\$619,999**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot, Private, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home		

**Inclusions:** None

Discover the Hidden Gem of Coach Hill! Nestled in a peaceful cul-de-sac on a desirable pie lot, this beautifully maintained home offers comfort, space, and style in one perfect package. Step into a sun-soaked living room that flows seamlessly into the dining area&mdash;perfect for entertaining. The spacious kitchen boasts an abundance of maple cabinets, a convenient eating island, and sleek stainless steel appliances. Cozy up in the inviting family room, complete with a charming wood-burning fireplace. Upstairs, the expansive primary bedroom features a walk-in closet, while two additional bedrooms provide ample space for a growing family. The stunning 5-piece main bathroom showcases dual sinks, quartz counters, and tiled floors&mdash;both bathrooms have been tastefully renovated. Enjoy your morning coffee or host summer BBQs on the massive southeast-facing deck (17'1" x 18'9") in the private, treed backyard, which also includes a double detached garage with alley access. The finished basement offers a second oversized family/recreation room and flexible space for a home office. With generous laundry and utility/storage rooms, this home is as functional as it is beautiful. Located close to top schools, a sports centre, shopping, dining, the C-Train, and with quick access to downtown, Stoney Trail, and the mountains&mdash;this is the lifestyle you've been waiting for!