



GRASSROOTS
REALTY GROUP

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211 Coach Side Road SW
Calgary, Alberta

MLS # A2273632



\$785,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,624 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Chandelier, Kitchen Island, Soaking Tub		

Inclusions: N/A

Welcome to a rare find — a home that offers beautiful views of sunrises and downtown yet feels tucked away in nature conveniently situated in the popular neighbourhood of Coach Hill. Surrounded by mature trees , and framed by open sightlines from every window, this one-of-a-kind property blends modern design, and warmth in a 5-level split layout that feels both expansive and effortlessly livable. Every detail has been thoughtfully selected: Brazilian hardwood floors, recycled-glass countertops, vaulted ceilings, exposed beams, and premium Miele appliances bring craftsmanship and character to the forefront. The top-level primary suite is your private retreat. With a wood-burning fireplace, a cozy sitting area, a workspace that opens to the floor below, a spa-like ensuite with a jetted tub, and a beautifully designed custom closet, this wonderful space invites you to unwind and recharge. Entertaining flows naturally in the open concept living, dining, and kitchen level. French doors lead out to an impressive two-tier cedar deck (over 300 sq. ft.) complete with a gas line—perfect for grilling, hosting friends, or enjoying quiet summer evenings under the canopy of trees. A matching cedar fence creates a private, enclosed yard. The main level offers two bright, welcoming bedrooms—one with direct access to a deck—and a 4-piece bath. Just below grade, a spacious theatre/playroom with large windows creates the perfect space for movie nights, game days, or a vibrant kids’ zone. The lower mudroom adds functionality and comfort with heated floors and direct access to the attached rear-drive garage. This home is freshly painted with a new hot water tank and air conditioning. Set beside a quiet, peaceful green space, this home offers a combination of design, warmth, privacy, and convenience doesn’t come

along often—don’t miss the opportunity.