



GRASSROOTS
REALTY GROUP

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39 Coach Gate Way SW
Calgary, Alberta

MLS # A2284475



\$1,000,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,865 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, C		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, French Door, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Sauna, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Located in the highly sought-after community of Coach Hill Estates, this expansive family home sits on a generous 8200 sq. ft. lot offering downtown views and over 4300 sq. ft. of developed living space, including six bedrooms and four bathrooms. The exterior features a manicured front lawn, a long driveway, and a classic brick facade. Inside, the double front doors open to a proper foyer with hardwood floors and a stunning staircase. The main level includes a living room with large bay windows that flows into a formal dining room. The updated kitchen is equipped with quartz countertops and stainless steel appliances, overlooking a south-facing backyard. Adjacent to the kitchen is a spacious laundry and mudroom with access to the deck and sunroom. The main floor is completed by a family room featuring a wet bar and wood-burning fireplace, a powder room, and access to the attached heated double garage. The upper level hosts five bedrooms, including a primary suite with a walk-in closet, a three-piece ensuite, and a private sunroom with city views. A four-piece bathroom serves the secondary bedrooms. The walkout basement is flooded with natural light from south-facing windows and includes a sixth bedroom with its own three-piece ensuite. This level also features a recreational area with a second wood-burning fireplace, a dedicated indoor hot tub room with a sauna, a water fountain, a cold storage room and ample storage space. Outside you have a generous backyard that has been well taken care of with lush grass, a garden, trees, shed, inground sprinkler system and 3 year old fence. Significant upgrades include a new boiler (2022), roof replacement (2020), Solar panels and newer windows installed within the last four years (with three exceptions). The home also boasts 3/4-inch siding and solid-core interior doors throughout. Ideally located, this

property is minutes from schools, shopping, major roadways, and Edworthy Park, with downtown Calgary just a 17-minute drive away.