



**226 Coachway Lane SW
Calgary, Alberta**

MLS # A2295630



\$369,900

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating: Forced Air

Floors: Laminate, Tile

Roof: Tile

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 555

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: n/a

OPEN HOUSE SAT 28TH 2- 4 PM The Absolute best location & floor plan in Coachway Garden in the sought after community of Coach Hill. This end unit sides onto a quiet south facing lane way providing spacious surrounding & backs onto a private composite deck featuring glass railing with mature tree's & rear walkway. Step inside to this welcoming entry leading to the spacious kitchen with plenty of cupboards & dining room filled with natural light. The generous living room boasts a custom & tasteful concrete surround gas burning fireplace. Upstairs you'll find 3 bedrooms, 4 piece bath including a large primary bedroom with its own 3 piece ensuite. Other features include newer furnace, vinyl windows & tile roofing. Enjoy the convenience of a single attached garage with easy commute & access to a variety of amenities, parks, shopping & schools. Come on Buy!!