



**219 Coachway Road SW  
Calgary, Alberta**

**MLS # A2179593**



**\$730,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	1990 (34 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>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, St		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** none

This lovely well maintained home faces an island park in a quiet cul-de-sac in Coach Hill. Engineered hardwood flows through the main floor. The spacious Living Room features a large bay window and is open to the Dining Room for a perfect entertainment space. The Kitchen boasts plenty of maple cabinets, ample counter space, stainless steel appliances and island eating bar. The Family Room focus is a brick wood burning fireplace flanked by large windows. The upper level has a large Master Bedroom with walk-in closet, 2 other good sized bedrooms and a 5 piece bathroom with his and her sinks, quartz counter and tiled floors. Both bathrooms have been renovated. The massive deck measures 17'1" x 18'9" and enjoys a SE exposure. The yard is private, treed and features a double detached garage with alley access. The finished basement has a huge 2nd Family/Recreation Room and has also accommodated an office for the Seller. The Laundry, furnace/utility and storage room is 14'10"x 16'3". This home in highly desirable Coach Hill is close to all amenities, the finest schools, sports centre, Restaurants, Shopping and C-Train. You will love the easy access to downtown, Stoney Trail and quick escape to the mountains. Immediate occupancy is available.