



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

76 coach gate Way SW
Calgary, Alberta

MLS # A2212710



\$725,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,340 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.19 Acre		
Lot Feat:	Irregular Lot, Landscaped, See Remarks, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cedar	Zoning:	sr
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Great family home with superb location and a huge lot that possibly can accommodate another dwelling on this lot. This home shows pride of ownership and maintenance. This home is vacant and a quick possession is possible. Features of this home include, oversized double attached garage, view, high end appliances with gas stove, brand new microwave/hood fan, new kitchen tap,, gas fireplace, newer shingles, (2024), High efficient furnace, bedroom wall air conditioner, the list goes on! This is an incredibly quiet and upscale neighborhood, Vacuum system and sprinkler system in as is condition. Priced to sell !!!!!!!!!!!