



**GRASSROOTS**  
REALTY GROUP

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**219 Coachway Road SW**  
**Calgary, Alberta**

**MLS # A2213088**



**\$659,000**

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coach Hill                               |               |                   |
| <b>Type:</b>     | Residential/House                        |               |                   |
| <b>Style:</b>    | 2 Storey                                 |               |                   |
| <b>Size:</b>     | 1,512 sq.ft.                             | <b>Age:</b>   | 1990 (35 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> | Pie Shaped Lot, Private, Street Lighting |               |                   |

|                    |                                                |                   |      |
|--------------------|------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, 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>   | Double Vanity, No Animal Home, No Smoking Home |                   |      |

**Inclusions:** None

Discover the Hidden Gem of Coach Hill! Nestled in a peaceful cul-de-sac on a desirable pie lot, this beautifully maintained home offers comfort, space, and style in one perfect package. Step into a sun-soaked living room that flows seamlessly into the dining area&mdash;perfect for entertaining. The spacious kitchen boasts an abundance of maple cabinets, a convenient eating island, and sleek stainless steel appliances. Cozy up in the inviting family room, complete with a charming wood-burning fireplace. Upstairs, the expansive primary bedroom features a walk-in closet, while two additional bedrooms provide ample space for a growing family. The stunning 5-piece main bathroom showcases dual sinks, quartz counters, and tiled floors&mdash;both bathrooms have been tastefully renovated. Enjoy your morning coffee or host summer BBQs on the massive southeast-facing deck (17'1" x 18'9") in the private, treed backyard, which also includes a double detached garage with alley access. The finished basement offers a second oversized family/recreation room and flexible space for a home office. With generous laundry and utility/storage rooms, this home is as functional as it is beautiful. Located close to top schools, a sports centre, shopping, dining, the C-Train, and with quick access to downtown, Stoney Trail, and the mountains&mdash;this is the lifestyle you've been waiting for!