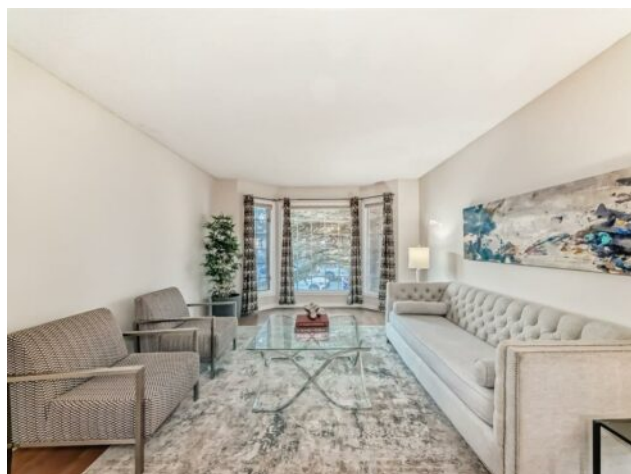


219 Coachway Road SW
Calgary, Alberta

MLS # A2225730



\$619,999

Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Pie Shaped Lot, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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—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—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—this is the lifestyle you've been waiting for!