



THE A-TEAM

RE/MAX FIRST

219 COACHWAY Road, Calgary T3H 1B9

MLS@#: A2179593 Area: Coach Hill Listing 11/18/24 List Price: \$699,900
Status: Active County: Calgary Change: -\$30k, 13-Jan Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1990
Finished Floor Area
Abv Sqft: 1,508
Low Sqft:
Ttl Sqft: 1,508
Lot Information
Lot Sz Ar: 4,068 sqft
Lot Shape:

DOM

75
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Street Lighting, Treed
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Brick, Vinyl Siding, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedroom, etc. with their respective levels and dimensions.

Storage	Basement	14`10" x 16`3"	Legal/Tax/Financial
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Title: Fee Simple	Zoning: R-CG		
Legal Desc:	9010300		Remarks

Pub Rmks: **This lovely well maintained home faces an island park in a quiet cul-de-sac in Coach Hill. Laminate 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. Tax assessment is \$723,000.**

Inclusions: **none**
 Property Listed By: **Royal LePage Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











