



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**219 COACHWAY Road, Calgary T3H 1B9**

MLS®#: **A2179593**

Area: **Coach Hill**

Listing Date: **11/18/24**

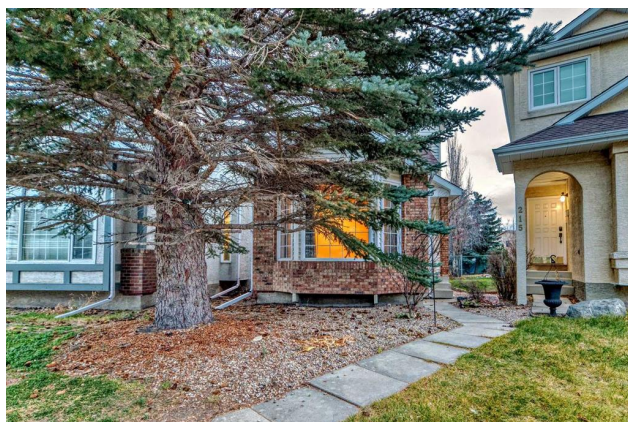
List Price: **\$730,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Lot Information

Lot Sz Ar: **4,068 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,508**  
Low Sqft:  
Ttl Sqft: **1,508**

DOM

**3**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 14`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`3" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 11`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 11`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>3`5" x 5`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>3`5" x 7`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>10`9" x 29`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 9`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`8" x 12`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 9`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`1" x 4`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 7`3"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>8`8" x 8`3"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>4`0" x 6`8"</b>

Storage	Basement	14`10" x 16`3"	Legal/Tax/Financial
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-CG</b>	
	<b>9010300</b>		Remarks
Pub Rmks:	<b>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.</b>		
Inclusions: Property Listed By:	<b>none Royal LePage Solutions</b>		

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

