

# \$1,175,000 - 5619 Coach Hill Road Sw, Calgary

MLS® #A2214903

**\$1,175,000**

3 Bedroom, 4.00 Bathroom, 2,291 sqft

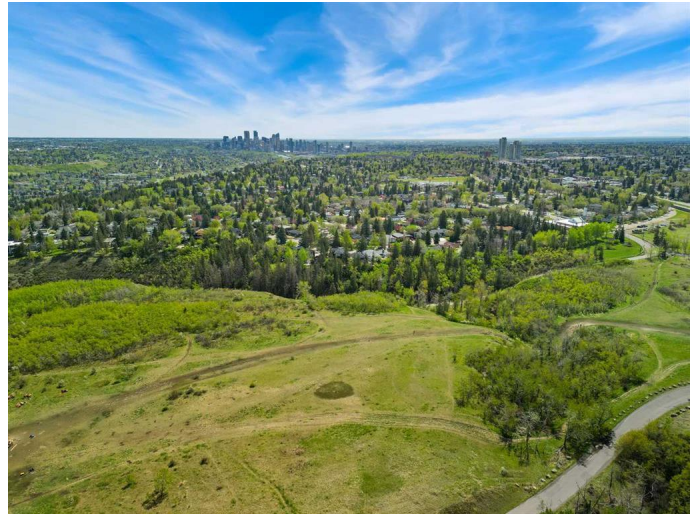
Residential on 0.09 Acres

Coach Hill, Calgary, Alberta

We are PROUD to present this executive-style two-storey TURN-KEY homeâ€”ready for you to simply move in and ENJOY the GORGEOUS unobstructed city VIEW. This fantastic floor plan begins with the formal living room framed by floor-to-ceiling windows, bringing in beautiful natural light and capturing an alluring, DOWNTOWN VIEWâ€”from GENTLE morning's break to night's TWINKLING light. French doors lead to the balconyâ€”taking in the day, moment by moment. The dedicated dining area flows into a finely appointed kitchen with warm honey-hickory toned cabinetry, gleaming stainless steel appliances, granite counter tops, a central island, and quaint breakfast nook. Cuddle up in the cozy family room, featuring a handsome mantle fireplace with space above for a large TVâ€”ideal for those blockbuster movie nights!

Step outside to a private and enchanting low-maintenance backyardâ€”a pergola with hot tub awaitâ€”a sweet space to unwind after a long day. Aaaaah.

The main floor continues, featuring a serene office space, a calm placeâ€”bathed in southern sunlight and completes with a stylish 2 piece powder room. Upstairs, discover another bright retreatâ€”a peaceful sitting area with captivating light and again, the view...sigh. The spacious primary suite features a large walk-in closet and a 4-piece ensuite with deep soaker tub. Two additional



bedrooms and a 3-piece bath with walk-in shower complete the upper level, newer plush carpeting throughout.

The lower level is a winnerâ€”with so much room to relax, play and entertain, offering a second fireplace, and an additional 4-piece bath. The laundry and utility room plus handy under-stair storage space completes what's down under. The attached double car garage is conveniently equipped with an EV Charger! VROOM!

EXPRESS yourself ( just like a mood ring ;) with the sleek brilliance of GEMSTONE EXTERIOR LIGHTING, making every season and event uniquely yours! This lovey and quiet, Air Conditioned home has so many NOTABLE MENTIONS and UPGRADES, made ready...just for you: freshly painted interior, new asphalt shingles, new Napoleon high-efficiency furnace, much, much more â€” AND a BRAND NEW AC UNIT! WHEWâ€”truly turn-key!

Placed perfectly at the end of a desired Coach Hill cul-de-sac...where it seems as though you can see forever. And with the CYCLING and WALKING PATHS of the beautiful Maryam Trails just steps away...BREATHE and experience the open space and lifestyle this home has to offer. Finally yours... In-joy!

Built in 2002

### **Essential Information**

MLS® #	A2214903
Price	\$1,175,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,291
Acres	0.09

Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5619 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2A2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Other, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 17th, 2025

Days on Market            16

Zoning                        R-CG

### **Listing Details**

Listing Office               Century 21 Bamber Realty LTD.

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