



**GRASSROOTS**

REALTY GROUP

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**656 Coach Grove Road SW  
Calgary, Alberta**

**MLS # A2304869**



**\$1,050,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,462 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Gentle Sloping, Interior Lot, Lawn, Many Trees, No Back		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Wired for Sound		
<b>Inclusions:</b>	N/A		

From the street, this distinctive 4-level split commands attention with its rounded brick turret, mature evergreens, and confident curb appeal. Inside, a sweeping curved wall of floor-to-ceiling windows floods the main living area with natural light. A hand-crafted hardwood staircase sets the tone of architectural craftsmanship throughout. The main floor features a formal dining area, two wood-burning fireplaces, a bright kitchen with granite counters and a gas range. The adjoining family room with a wood-burning fireplace makes for cosy Sunday mornings. The second level is a dedicated space, offering two bedrooms, a 4-piece bathroom, laundry, and a flexible bonus room. The third level is your private retreat, featuring a spacious primary bedroom, a large walk-in closet, and a 5-piece ensuite. The fully developed basement includes a rec room, fourth bedroom, cedar closet, and ample storage. Over 3,386 sq ft of finished space, featuring two wood-burning fireplaces and major upgrades including new furnaces (2025), hot water tank (2023), and new windows on the top three floors (2022). A large multi-level deck overlooks a private backyard surrounded by mature trees. Located in Coach Manor Estates, the home is just 10 minutes to downtown and less than an hour to weekend getaways in the mountains. Easy access to parks, schools, and transit. This is a rare, one-of-a-kind home designed for how families actually live today.