



**80 Coachway Gardens SW
Calgary, Alberta**

MLS # A2309836



\$499,900

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 555
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Veneer, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Outstanding Quality Renovation from Top to Bottom in this beautiful 3 bedroom & 2 1/2 baths home. The inviting front entrance with new tile flows seamlessly into the living room & kitchen featuring luxury vinyl plank flooring. The kitchen was opened up to maximize space & efficiency boasting brand new custom cupboards, quartz countertops, designer back splash & stainless steel appliances including induction stove. The dining area is light & bright & leads to private rear deck with composite decking & glass rail. Upstairs you'll find the redesigned ensuite bath with a walk-in shower, 10 mil glass shower door, custom vanity with quartz, custom mirrored closet in this spacious primary bedroom. Two additional bedrooms up highlighted by another totally redone 4 piece bath. The basement has flex space perfect for office, fitness or media room and massive storage area with Laundry. Other features in this \$100,000 plus reno include professionally painted throughout, new light fixtures, new carpet throughout, new baseboards, newer furnace, new \$3000 Hi efficiency 50 gallon water tank, newer vinyl windows & flat painted ceiling throughout. This end has the absolute best floor plan & location backing onto walkway with an easy commute to a variety of amenities, parks, shopping & schools.